

# City of Minot

Mr. Daniel Heffernan  
Brownfields & Site Assessment Unit  
U.S. EPA Region 8  
1595 Wynkoop Street (EPR-B)  
Denver, CO 80202-1129

November 30, 2012

**RE: Application by the City of Minot for a U.S. EPA Brownfields Area-Wide Planning Grant (Fiscal Year 2013)**

Dear Mr. Heffernan:

The City of Minot, located in Ward County, North Dakota, is pleased to submit the enclosed application to the United States Environmental Protection Agency (U.S. EPA) for an Area-Wide Planning Grant as part of the U.S. EPA Fiscal Year 2013 Brownfield Grant Competition. Funding is requested in the amount of \$200,000 and will be used to further redevelopment planning and implementation in the proposed project planning area identified. **Minot has never been awarded a U.S. EPA Brownfields grant.**

Contact information for the highest ranking elected official (Mayor Curt Zimbelman) and the project director (Donna Bye) is provided below:

<b>Name and Title</b>	Curt Zimbelman, Mayor	Donna Bye (Project Director), City Planner
<b>Organization</b>	City of Minot	
<b>DUNS No.</b>	07-649-8799	
<b>Address</b>	Minot City Hall 515 2 <sup>nd</sup> Avenue SW Minot, ND 58701	1025 31 <sup>st</sup> St. SE P.O. Box 5006 Minot, ND 58702
<b>Phone Number</b>	701-857-4750	701-857-4100
<b>Fax Number</b>	701-857-4751	701-857-4130
<b>Email Address</b>	mayor@minotnd.org	donna.bye@minotnd.org

## Project Summary

The City of Minot is the county seat of Ward County and the fourth largest community in North Dakota. The City's economy has historically been focused primarily on the agriculture, transportation, manufacturing, and energy sectors. The development of the City was centered on the Souris River, also known as the Mouse River, which winds its way through the downtown area, providing Minot manufacturing businesses with a source of water. It is a source of drinking water for many downstream North Dakota and Canadian communities.

Two events have severely influenced Minot over the past few years: 1) the development of the nearby Bakken oil shale field, which has made North Dakota the second-leading oil producing state in the nation and has resulted in an unusual population growth, and 2) flooding of the Souris River in 2011, which has had a devastating effect on the community. It is estimated that over 12 years, the City has grown by 30 percent, with the bulk of that growth happening in the last 2 years. In regards to the flooding of 2011, at its peak, the River flowed at 27,400 cfs – approximately a 550% increase from the previous 1969 record flood. Approximately 25 percent of Minot sustained damage from the flood. This figure includes over 4,100 homes with 3,100

The Magic City

515 2nd Ave. SW • Minot, North Dakota 58701 • (701) 857-4100 • Fax (701) 857-4130

lost or extensively damaged. There were 11,000 individuals displaced.

This rush of new residents from the development of the oil fields combined with the destruction of critical infrastructure and housing from the flooding in 2011 is placing a heavy strain on our community and a desperate need for low and moderate income housing. Working with local developers and community groups, the City has developed the "Imagine Minot" plan which calls for a \$140 million investment of public and private investment to redevelop 36 city blocks in the downtown area. Burdick Expressway will be the eastern gateway to the "Imagine Minot" redevelopment.

The City needs the planning grant to evaluate a corridor identified as approximately 1 block in each direction along Burdick Expressway from 3rd St. SE to 20th St. SE and extending to the north along 3rd St NE to the Souris River. The planning grant can fund the collection of site condition data needed to support project feasibility, design, liability management, and remediation planning. This grant application will improve the quality of life for the sensitive populations living within this area and strengthen the "Imagine Minot" redevelopment.

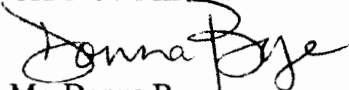
Additional requested information is provided below.

- a. **Applicant Identification:** City of Minot  
1025 31<sup>st</sup> St. SE  
P.O. Box 5006  
Minot, ND 58702
- b. **DUNS Number:** 07-649-8799
- c. **Funding Request:**
  - i. Type: Area-Wide Planning Grant
  - ii. Amount: \$200,000
- d. **Location:** City of Minot, County of Ward, State of North Dakota
- e. **Project Area:** Burdick Expressway from 3rd St. SE to 20th St. SE with approximately 1 block in each direction along with extending to the north along 3rd St NE to the Souris River and an existing active railroad corridor.
- f. **Date Submitted:** November 30, 2012
- g. **Project Period:** Start: 5/1/13 Stop: 4/30/15; 2 Years
- h. **Population (Project Area):** Approx. 10,000 (2010 Census - Tracts 010100 and 010700)
- i. **Population (City):** 40,888 (2010 Census)

The City, together with its partner organizations, looks forward to working with the U.S. EPA on this project. If you have any questions related to the City's proposal, please contact me at your earliest convenience.

Sincerely,

CITY OF MINOT



Ms. Donna Bye

Project Director - City Planner

cc: Mr. Don West, Environmental Management Support, Inc. (8601 Georgia Avenue, Suite 500, Silver Spring, MD 20910)

**1. COMMUNITY NEED (15 POINTS)** The City of Minot is the county seat of Ward County and the fourth largest community in North Dakota. North Dakota is a very vast, open state with sporadic clusters of population. Minot serves as a regional hub for the northwest corner of the state. The City's economy has historically been focused primarily on the agriculture, transportation, manufacturing, and energy sectors. By 1928, Minot was the major trade and transportation center for 5,000 square miles of northern North Dakota. The development of the City was centered on the Souris River which winds its way through the downtown area. It is a source of drinking water for many downstream North Dakota and Canadian communities.

**Economic Disruption:** The development of the nearby Bakken oil shale field, which has made North Dakota the second-leading oil producing state in the nation and has resulted in an unusual population growth. In 2000, the City had a population of 36,500. The 2010 Census recorded a population of 40,888. Based on best estimates related to sewer usage, traffic counts, and new long-term stay hotels and building permits, the City feels that there are currently 50,000 people living in Minot. Due primarily to the energy sector, the City has grown by 30 percent in 12 years, with the bulk of that growth happening in the last two years.

The other major economic disruption was the flooding of the Souris River in 2011, which has had a devastating effect on the community. At its peak, the River flowed at 27,400 cfs – approximately a 550% increase from the previous 1969 record flood. Approximately 25 percent of Minot sustained damage from the flood. This figure includes over 4,100 homes with 3,100 lost or extensively damaged. There were 11,000 individuals displaced. The rush of new residents combined with the destruction of critical infrastructure and housing from the 2011 flooding has placed a heavy strain on the City and its resources.

The project planning corridor (see Attachment A) encompasses 201 total acres of property along the Burdick Expressway from 3<sup>rd</sup> St. SE to 20<sup>th</sup> St. SE with approximately 1 block in each direction along with extending to the north along 3<sup>rd</sup> St NE to the Souris River and an existing active railroad corridor. Housing shortages have forced the poorest of the population to live in blighted areas such as this corridor, which have known and suspected hazardous substance and petroleum contamination. There are overwhelming concerns regarding environmental justice. This grant application will display the needs of the community for planning associated with the identified distressed corridor to improve the quality of life for the sensitive populations living within this area.

**i) Economic Concerns in Project Area:**

To comprehend the impact of brownfields on City residents, it is necessary to understand the City's demographics. Demographic data required for the grant application along with some additional demographic information are listed below for: Minot, North Dakota, the United States, and two Census Tracts which are located within the planning corridor.

Data Type	Year	Census Tract 010100	Census Tract 010700	Minot	North Dakota	United States
* Population	2010	3,092	7,038	40,888	672,591	308,745,538
Population Change	2000-10	2.8 %	10.9 %	11.8 %	4.7 %	9.7 %
* Unemployment Rate	2010	NA	NA	3.7 %	3.9 %	9.6 %
* Poverty Rate	2010	16.8 %	15.4 %	10.0 %	12.3 %	14.3 %
* % Minority Population	2010	17.8 %	11.9 %	11.2 %	11.1 %	26.7 %
* Median Household Income	2010	\$29,780	\$34,311	\$44,452	\$46,781	\$51,914
Per Capita Income	2010	\$21,807	\$24,658	\$25,507	\$25,803	\$26,530
Family Poverty Rate	2010	13.1 %	15.2 %	8.2 %	7.2 %	10.1 %
Households that Rent	2010	68.9 %	45.6 %	39.3 %	34.6 %	34.9 %
Elderly Households that Rent	2010	61.9 %	42.6 %	29.9 %	27.5 %	16 %
* Demographic Data required for grant application All data shown is from the U.S. Census and is available at <a href="http://www.census.gov/">http://www.census.gov/</a> . Targeted Community includes data from Census Tracts 010100 and 010700.						

In Census Tract 010100, the Median Household Income was \$29,780, compared to the national average of \$51,914. In the same tract, the percent of households renting was 68.9% compared to the 34.9% national

average and the percent of elderly renting was at 61.9% compared to the national average of 16%. Although the demographic data from 2010 already shows a lower per capita income, lower median household income, a higher family poverty rate, and a higher number of households that rent compared to the national average, **Minot's 2010 demographic data does not accurately reflect the life changing flood events of 2011. The poverty rate and displaced families have significantly increased.**

**Why this Project Area Was Selected.** This corridor was chosen because of: 1) the presence of suspected brownfield properties, 2) the large poor and elderly population already living in this area, 3) the flooding that occurred in this area, and 4) this area's significance as the eastern gateway to the \$140 million "Imagine Minot" redevelopment project, which will reinvigorate 36 city blocks with proposed mixed-use buildings with ground level commercial space and residential housing in the upper levels. This sustainable mixed use development, with 50 % of the new housing units dedicated to low and moderate income housing, will be in the heart of the City and will revitalize the area.

**Temporary Housing/ Increase in Homeless.** The flood made an acute housing shortage into a crisis. According to Minot's City Assessor, the flood damaged at least 2,360 rental housing units (800 single family, duplex, and triplex rental homes, 60 apartment buildings with at least 4 units per building, and 1,500 "stick-built" rental units-not including mobile homes) many of which were located within the proposed planning corridor. Many people were forced to stay with friends/relatives, camp in cars or trailers, sleep in tents or live at emergency shelters. As many of these options cannot be sustained throughout a cold North Dakota winter, the Federal Emergency Management Agency, FEMA, brought in over 1550 temporary housing units to address some of the housing need – **FEMA's third largest housing mission ever.** On May 25, 2012, FEMA stated 1,478 households were still residing in FEMA's temporary housing units. According to FEMA, the lack of rental housing is the greatest obstacle to rehousing these individuals. With the housing shortage, the substantial increase in housing costs, and the flooding, Minot has also seen a drastic increase of the homeless. New numbers post-flood are not available yet, but they are expected to be significant, especially within the defined planning corridor.

**Increased Renting Costs Associated with Housing Shortage.** The flooding in 2011 damaged at least 2,360 rental housing units resulting in a greatly increased demand for rental units with a greatly decreased supply. The Department of Housing and Urban Development (HUD) lists the FY 2012 fair market rents in Ward County, including Minot, as: \$449 for an efficiency, \$558 for a one bedroom, \$686 for a two bedroom, \$947 for a three bedroom and \$1,124 for a four bedroom dwelling. The Minot Housing Authority offers its low-income clients housing assistance of \$488 for a one-bedroom apartment and \$593 for a two-bedroom apartment. When rental units are available, most of the requested rents greatly exceed the HUD fair market rate with a median rental price of \$2,500/month. Some housing developments have withdrawn from HUD low-income programs in order to charge higher rents. This happened to the residents of The Manor Apartments (within Census Tract 010700) when they received notice on October 6, 2011 that 91 Section 236 units were becoming conventional units. The average rent increased from \$485/month to \$1,100/month.

**Lack of Money to Repair Homes.** Sites with confirmed contamination and potential brownfields sites are disproportionately concentrated along the Souris River and in areas bordering the City's downtown. These areas represent Census Tracts 010100 and 010700, which are within the proposed planning corridor. These areas have high levels of economic distress with lower per capita income and much higher rental rates. With approximately 54% of the housing stock built before 1969, many of these rental homes/apartment buildings already had environmental concerns related to lead paint and asbestos insulation. As these areas were affected by the flood, many of these dwellings need to be further evaluated/renovated/repared. With the extreme housing shortage, families may be living in homes that would normally be considered unlivable.

**Lack of Flood Insurance.** The City and community residents will be required to pay a substantial share (up to 10 %) of the costs for flood control measures, public infrastructure repairs/replacements, school repairs/replacements as well as the costs to repair their damaged homes. Contamination deposited by floodwaters also must be addressed. As Minot was listed as a "protected" city on flood control maps, many residents did not apply to buy flood insurance until it was too late. In an October 20<sup>th</sup> community survey and questionnaire conducted by the Minot Area Community Foundation, 90 % of the respondents or 3,116 households responded that they did not have flood insurance. Dealing with the personal, community and governmental financial outfall will slow economic recovery in the City for years to come.

ii) **Serving Sensitive Populations with the BF AWP Grant Funding** North Dakota is not a geographical area with a high minority population. However, compared to the rest of the City, the census tracts within the planning corridor boundaries identifies a higher number of American Indians and a higher number of elderly.

	CENSUS TRACT						
	010100	010200	010301	010302	010400	010500	010700
% Elderly 65+	10.3%	7.5%	6.7%	6.7%	6.0%	9.1%	8.1%
% Am. Indian	4.5%	3.1%	2.8%	1.6%	3.4%	1.8%	6.5%
Highlighted columns identify the census tracts within the proposed planning corridor.							

This identified planning corridor received the brunt of the flooding from 2011. It is expected that the home values and rental prices will remain on the lower end based on the possible contamination associated with the flooding. Unfortunately, with the high rate increase on home rental prices due to the shortage of homes, these older flooded industrial/residential regions such as the identified planning corridor, will most likely have higher concentrations of a lower income population. It is a social injustice that the cheapest housing available will most likely be in an area with known and unknown contaminants.

**Evaluate Contamination.** The City needs the planning grant to evaluate existing and flood deposited contamination within the area that was impacted by the flood. Insufficient municipal budgets and staff resources have inhibited the City's ability to address these issues. This budget issue will only increase as the City and its residents will have to pay their share to repair and/or replace housing, infrastructure and flood protection throughout the City. The City will use the planning grant to reduce environmental health risks, which sensitive populations living in close proximity to brownfields are exposed to on a daily basis as well as; improve ecological conditions; create incentives for developers and corporations seeking to redevelop brownfields; and increase tax revenues for the City's service budget, which will enable the City to further promote brownfields redevelopment and economic opportunities.

**Provide a Chance for Redevelopment.** Due to the flooded property conditions, the uncertainty of flood-deposition of contaminated soils, and the current economic climate, there are few if any developers willing to purchase and cleanup these sites on their own. In addition, the brownfields sites within the City are competing primarily with un-flooded greenfield development sites located outside the city limits or in other areas of the County. The planning grant will provide a fighting chance for these properties to compete and to be redeveloped successfully.

**Improve Access to Healthy Foods.** In a 2009 report to Congress, Access to Affordable and Nutritious Food: Measuring and Understanding Food Deserts and Their Consequences, ERS outlined a number of ways to measure how many people have limited access to food and how many live in low-income areas with limited access. According to the USDA's Food Desert Locator Map, portions of the defined planning corridor are within highlighted census tracts categorized as food deserts. The highlighted area was identified as having 54.1% of its residents as having low access to healthy foods. It is expected that through the "Imagine Minot" and resultant community space to host farmers' markets, access to healthy foods can be improved.

**Improve Quality of Living.** Downtown Minot and the adjacent planning corridor currently lack any public gathering spaces such as a town square, plazas, or pocket parks which can provide space for farmers markets, cultural performances, and gatherings. The "Imagine Minot" project, as well as planning associated with this grant application, will result in a greenway extending throughout the downtown area. The greenway will create new open spaces and recreational sites, will link existing park facilities and will become a corridor for bicyclists and pedestrians to access activities in the downtown areas, as well as their businesses.

### **iii) Brownfield Challenges – Effects on Project Area**

**Brownfield Sites/Environmental Degradation.** - Data on the number of sites with documented environmental impacts within the City is available through databases maintained by the North Dakota Department of Health (ND DOH) and the U.S. EPA. There are 2 Comprehensive Environmental Response, Compensation, and



Liability Information System (CERCLIS) sites listed. ND DOH has identified 54 groundwater releases within Minot. The City has identified at least 300 additional undocumented brownfields sites within its boundaries, including salvage yards, dumps, dry cleaners, automobile repair shops, former gas stations and manufacturing facilities. The City has identified undocumented brownfields sites within its downtown Renaissance Zone and a two block perimeter, including 110 heavy industrial/commercial facilities, 20 automotive repair shops, one salvage yard, and three herbicide/pesticide storage facilities.

The former Robinson Insulation Company plant (826 4th Ave NE), operated from 1945 to 1983 during which time the plant processed 26,000 tons of vermiculite ore contaminated with asbestos. It is likely that this known carcinogen material was used throughout the Minot area and may have been used in the construction of older homes, like the homes nearby within the proposed project planning corridor. The former Porter Brother salvage yard (424 3rd St NE) is also located within the proposed project planning corridor. It has documented volatile organic compounds (especially tetrachloroethylene) releases in soil and groundwater and is suspect of having migrated onto adjacent residential properties. **In the neighborhood surrounding this salvage yard, the ND DOH has identified clustered cases of children with blood lead levels of 10 µg/dL or above.**

Unfortunately, the flood has essentially made most of the downtown and other flooded areas bordering the Souris River into **potential brownfields as flood waters deposited possibly contaminated soils throughout the area.** The Souris remained at flood stage for weeks, wreaking havoc on efforts to clean up and assess damage. After the flood water receded, Minot residents found that a 4-mile long swath of the River located in the downtown area and along our planning corridor, the oldest and most heavily developed portion of the City, took the brunt of the flooding. Six of Minot's public schools were severely damaged. Erik Ramstad Middle School, the only middle school serving Minot, as well as Lincoln Elementary School were completely lost. Twelve of 27 sanitary lift stations were inundated with water. All of the City's water wells were inundated, eight river storm pump stations damaged, 277 street lights damaged, and many other vital components to the City's infrastructure were damaged. The flood also damaged 265 government-owned properties as well as the local hospital.

During the cleanup, approximately 61,000 tons of debris was moved to landfills – enough material to fill a football field 10 stories high – and consisted of nearly 6,000 white goods, 90,000 containers of paint and household cleaners; 15,000 gas cans; several large containers including 3,000 to 5,000 gallon propane tanks; 215 lead-acid batteries; 550 cubic yards of electronic waste; and asbestos insulation from 220 homes. There is no information available on the integrity of the containers prior to disposal. In an article in the Minot Daily News, SERVPRO of Minot, the local affiliate of the damage restoration specialists, stated that the Souris River flood water was category three, which was **so filthy that anything it came into contact with had to be thrown away.**

Minot is still recovering from the 2011 flood, with many citizens unable to move out of temporary housing as homes and apartment complexes that flooded near the Souris River are still uninhabitable. The October 16, 2012 report, *City of Minot Unmet Needs Assessment*, estimated that the City has **\$1.09 billion in unmet needs related to flood recovery** which was defined as “funding that remains after FEMA, insurance, SBA, and non-profit agencies have all been utilized”. Given the City's 2012 budget of \$85 million, and the current rate of inflation, it would take them approximately **45 years to pay off this cost** on their own.

The City needs the planning grant to evaluate existing and flood deposited contamination within areas that were impacted by the flood. The proposed planning corridor has the highest degree of poverty in the City and the highest percentage of elderly households that rent.

## **2. BROWNFIELDS AREA-WIDE PLANNING PROJECT DESCRIPTION (30 POINTS)**

i) **Brownfields Project Area and Catalyst Site Descriptions:** The project planning corridor encompasses 200.90 total acres of property along the Burdick Expressway from 3rd St. SE to 20th St. SE with approximately 1 block in each direction along with extending to the north along 3rd St NE to the Souris River and an existing active railroad corridor. Housing shortages have forced the poorest of the population to live in blighted areas such as this corridor, which have known and suspected hazardous substance and petroleum contamination. There are overwhelming concerns regarding environmental justice. This grant application will display the needs of the community for planning associated with the identified distressed corridor to improve the quality of life for the sensitive populations living within this area.

Coca-Cola Bottling Company (Catalyst Site #1) – Even before the devastating impacts of the 2011 flood, the Coca-Cola Bottling site at 405 9<sup>th</sup> Street SE was an ideal candidate for renovation and redevelopment along the Burdick Expressway corridor. It is a large, non-descript building that occupies a key corner along the mile-long corridor from the State Fairgrounds into the eastern edge of downtown – a corridor that is characterized by many other older, run-down properties and incompatible uses, not the kind of welcome needed in a major gateway to the City’s downtown. Flood damage has only added to the likelihood of relocation of the business and redevelopment on the Coca-Cola site.

“[T]he 2011 flood poured into and around the Coca-Cola distribution site, affecting the entire facility. It has since been cleaned and is back in operation, but it may not be too long before a change in address is made. ‘This building took too much damage,’ explained [manager Todd] Harvey. ‘All the main offices are gone. The flood destroyed equipment. We have replaced doors and have done enough to get by. We are going to build a new building. We’re still trying to find some land.’ When and where a new location for Coca-Cola of Minot will be found is still unknown, but it will likely reflect a changing city. ‘The direction of home building has changed. Businesses have moved. The town has changed and the size has changed,’ said Harvey.” *The Minot Daily News* (May 11, 2012)

Comments like those above are one reason City leaders have emphasized revitalizing downtown, so that the “heart” of Minot is not lost to the lingering impacts of flooding or to the legacy of contaminants and other deterioration. The Burdick corridor is a key to achieving the City’s long-term goals of downtown redevelopment and revitalization. And key corners with large obsolete buildings, like the Coca-Cola site, will be vital to that revitalization.

Robinson Insulation Company (Catalyst Site #2) - The former Robinson Insulation Company plant (826 4<sup>th</sup> Ave NE), operated from 1945 to 1983 during which time the plant processed 26,000 tons of vermiculite ore contaminated with asbestos. From June 2001 through April 2002, the U.S. EPA collected hundreds of environmental samples at the site and at selected nearby locations. Results showed residual asbestos inside the former processing buildings, in site soils, and at several locations near the site. Under U.S. EPA supervision, the former processing buildings were torn down. Soils containing asbestos were removed and replaced with clean fill. In 2003, the Agency for Toxic Substances and Disease Registry issued a report that stated many vermiculite processing facilities allowed or encouraged workers and nearby community members to take stoner rock, vermiculite ore, or other process materials for personal use. It is likely that this material was used throughout Minot’s downtown area, exposing residents to a known carcinogen.

Porter Brother Salvage Yard (Catalyst Site #3) - The former Porter Brother salvage yard (424 3rd St NE) is located within the downtown area and adjacent to the Souris River. Documented volatile organic compounds (especially tetrachloroethylene) releases in soil and groundwater are suspected of migrating onto adjacent residential properties. This site is less than three blocks away from the McKinley Elementary School. These contaminants pose significant health threats through ingestion, inhalation, or direct contact with contaminated particulates and vapors, increasing the likelihood of cancer, respiratory illnesses, birth defects, miscarriages, and neurological damage, particularly in children. The ND DOH has identified cases of children with blood lead levels of 10 µg/dL or above in the neighborhood surrounding this site.

Bridgeman Creamery (Catalyst Site #4) - The Bridgeman Creamery site, 23 3<sup>rd</sup> Street NE, is now owned by the Farmers Union Oil Company of Minot, and is zoned M-1 Light Industrial. The building is currently underutilized, being used for storage of tires only. The site occupies a key corner on 3rd Street NE, which is one of only three streets with bridges across the Souris River connecting downtown Minot to the neighborhoods to the north (the other two are Broadway/Highway 83 and 6th Street SW). As such, 3rd Street is a secondary gateway into downtown – just as Burdick Expressway is a primary gateway – and will be important in creating an active, welcoming presence at this corner of downtown. If this site can be cleaned up, renovated and put to more active use, it will be a spur to other nearby properties.

Several of the contaminants identified at brownfields sites within the City boundaries are known carcinogens, such as asbestos, arsenic, benzene, and tetrachloroethene. The environmental conditions at these brownfields sites have not been adequately assessed, leaving adjacent residents unaware of the potential health risks and vulnerable to contamination exposures. Most of these sites are not sufficiently secured to prevent public access, especially by curious children and criminals, nor are they sufficiently characterized or controlled to preclude the potential for exposures from inhalation or ingestion of volatilized contaminants, contaminated particulates, or contaminated groundwater.

ii) (10 POINTS) The grant will be utilized by the Minot City Council to further advance planning in this important corridor. The City Council will appoint a Brownfield Advisory Committee to facilitate project planning and implementation. Activities will include background analysis and understanding of existing site information, market research to evaluate and confirm potential reuse of corridor properties, community involvement to set goals and priorities regarding future use of the area, and hands-on community meetings to develop and refine alternatives.

Community input is critical to the preparation of a corridor area plan at all stages. The Brownfield Advisory Committee will consist of stakeholders, including property owners, with regularly scheduled meetings open to the public with opportunity for public comment. Key public meetings will occur during each major task include stakeholder and community charrette(s) will be held early in the planning process to develop corridor reuse and reinvestment plans. Other community involvement will be solicited via surveys and interviews of property owners to determine future plans on an individual basis. This is critically important as many existing single family homes and businesses were destroyed by the 2011 flood within the corridor area and final decisions and buyouts have yet to be determined on many of these properties. All meetings will be advertised and an interactive project website will be prepared and updated throughout the project stages.

The project will consist of four tasks which will be continually refined based upon ongoing efforts:

Task 1: Brownfield Site Research and Reuse Planning. (\$62,500, plus \$2,500 expenses) – The City will solicit proposals from interested planning firms with significant brownfield redevelopment planning experience and select a firm. The Brownfield Advisory Committee will assist the planning firm to gather and consolidate existing information to prepare background inventory and analysis that will include: a review of existing infrastructure and environmental conditions; impacts of proposed Souris River Flood control plans on the corridor and catalyst sites and access to and through the corridor; socioeconomic conditions within the corridor and surrounding industrial area; zoning, and land use impacts from the 2030 City Comprehensive Plan for the corridor and surrounding area. The planning firm will conduct a market analysis to evaluate best use of the properties within the corridor based on factors listed above, impact of the flood and resulting replacement costs as well as property value and associated tax revenue generation of various rebuild/reinvestment scenarios for the corridor. This background inventory and market analysis will be presented to the Brownfield Advisory Committee and the public during the first project kick off and visioning meeting.

The most important element in this entire corridor planning effort is to provide an opportunity for residents and business owners and other stakeholders to have an opportunity to identify the issues, challenges and visions they have for the corridor, and in many instances specific flood recovery and environmental remediation needs of many properties along this very visible corridor. During this first task public visioning meetings and design charrette will be conducted by the Brownfield Advisory Committee and planning firm to provide residents, business owners and other stakeholders a forum to involve residents and business owners within the corridor area in meaningful dialogue about the future of this corridor. The charrette's primary intent is to augment background studies, brainstorm with the stakeholders and generate sketches and plans that illustrate alternative solutions to redevelopment and recovery planning at the site specific and corridor wide scale. Participants will have an opportunity to be directly involved in the revitalization this corridor.

Corridor plan alternatives will be prepared for key components (land use, housing, transportation, greenways and corridor reinvestment and redevelopment opportunities) of the corridor area and catalyst sites. The preferred alternatives will be integrated into the final corridor plan plans. The Corridor Plans will illustrate the intent of the design principles and redevelopment that is consistent with the vision of the corridor.

- Sub-task 101. Gather background information, mapping, and research on the corridor, including existing land use, existing zoning, existing infrastructure, age and condition of buildings, topography, condition of roadways, location of sidewalks, existing parks, number and type of housing units, number and type of businesses, number and type of other properties.
- Sub-task 102. Review and analyze floodway preliminary plans as they affect the corridor, including analysis of properties and buildings being taken for the floodway project, impact on streets, sidewalks, other infrastructure, visibility, and other neighborhood scale issues.



- Sub-task 103. Review environmental analysis of catalyst sites, how they will affect the corridor, how they might be reused, repurposed, or whether they will be removed.
- Sub-task 104. Market research study of potential reuse of the catalyst sites. This work will analyze the size, location, age, condition and other characteristics of the subject sites and properties with purpose of identifying potential uses or reuses of the properties that are appropriate.
- Sub-task 105. Prepare background report, summarizing all information and analysis above.
- Sub-task 106. Brownfield Advisory Committee and community meetings to review and discuss report.

Task 2: Set Area-wide Strategies. (\$35,000 plus \$2,500 expenses) – Area-wide strategies will be further developed by the planning firm, Brownfield Advisory Committee and other stakeholders to assure socioeconomic and environmental benefit to the community within the corridor as well as surrounding areas as redevelopment and reinvestment is implemented. Examples may include development of evaluation criteria to assure that site reuse produces the intended outcomes such as living wage job creation, opportunity to utilize the local workforce, transportation accessibility for local access as well as access to regional transportation (e.g. rail, highway), etc. In addition, criteria to meet soil, groundwater, air, surface water and sediment standards as part of redevelopment will be established in order to protect the public. Certain site uses may be precluded based on environmental conditions encountered and the cost of remediation, future protection of the public, etc. For example, the final remedy to address soil contamination at a site may prescribe industrial use only and that exposure to industrial standards may require design and use of planned structures such as engineering controls.

Additional strategies will focus on urban design and streetscape improvements. Strategies will be prepared for the implementation of redevelopment projects, flood control plans, open space improvements/greenway connections, gateways, street design and transportation improvements. These specific elements are aimed at overall economic health of the corridor and enhancement as the major east/west corridor connecting the State Fair ground, Roosevelt Park and Zoo and Downtown, all areas severely impacted by the flood.

At a minimum, the status of area-wide strategy development will be presented to the Brownfield Advisory Committee at regularly scheduled meetings open to the public with opportunity for continued public comment.

- Sub-task 201. Strategy development by consultant. The consultant will develop a preliminary set of strategies based on the background information and knowledge of the area.
- Sub-task 202. Brownfield Advisory Committee meetings to review strategies. The Brownfield Advisory Committee will meet in a series of three meetings to review and refine the strategies outlined above. The meetings will be divided into topic areas, so that there can be focused discussion on each set of ideas.
- Sub-task 203. Community meetings on strategies. The consultant and Brownfield Advisory Committee will host and facilitate a community meeting to review the strategies and seek input.
- Sub-task 204. Property owner and business interviews on strategies by consultant. The consultant will interview selected property owners and business owners to review the strategies and get input.
- Sub-task 205. Strategy refinement by consultant. The consultant will refine the strategies based on all input above.
- Sub-task 206. Brownfield Advisory Committee meeting to adopt strategies. The Brownfield Advisory Committee will meet to review the final strategies and forward them to the City Council for approval.

Task 3: Corridor Plan Alternatives (\$70,000, plus \$2,500 expenses) – The consultant and Brownfield Advisory Committee will develop alternative plans for the catalyst sites and infrastructure, including land use recommendations, building use, design standards, greenway/trail/sidewalk connections, and other key elements.

- Sub-task 301. Preparation of alternatives. Consultant will prepare preliminary alternatives for the Brownfield Advisory Committee and community to review.
- Sub-task 302. Brownfield Advisory Committee – review alternatives. The Brownfield Advisory Committee will meet to review and refine the alternatives presented by the consultant.

- Sub-task 303. Alternative refinement. The consultant will refine the alternatives, focusing on a preferred alternative for the Brownfield Advisory Committee and community to review.
- Sub-task 304. Brownfield Advisory Committee – recommend preferred alternative. The Brownfield Advisory Committee will meet to review and recommend a preferred alternative.
- Sub-task 305. Community meeting – preferred alternative. The Brownfield Advisory Committee and consultant will host and facilitate a community meeting to gather input and comments on the preferred alternative Corridor alternative.

**Task 4. Prepare Corridor Plan.** (\$24,000, plus \$1,000 expenses). Once the Brownfield Advisory Committee and community have reviewed the preferred alternative, the Corridor Plan will be prepared, incorporating all recommended strategies and plans.

- Sub-task 401. Prepare Draft Corridor Plan. The consultant will prepare the draft plan for review by the Brownfield Advisory Committee.
- Sub-task 402. Brownfield Advisory Committee – review Draft Corridor Plan. The Brownfield Advisory Committee will meet to review and recommend the Plan to the Planning Commission and City Council.
- Sub-task 402. Community Meeting – review Draft Corridor Plan. The Brownfield Advisory Committee and consultant will host and facilitate a community meeting to review the Draft Plan before going to the Planning Commission and City Council.
- Sub-task 403. Planning Commission – review Draft Corridor Plan. The Planning Commission will meet to review and recommend the Plan to the City Council.
- Sub-task 404. City Council – review and adopt Draft Corridor Plan. The City Council will meet to review and adopt the Plan.

The proposed budget information is shown below.

<b>Cooperative Agreement Budget</b>	<b>Task 1</b>	<b>Task 2</b>	<b>Task 3</b>	<b>Task 4</b>	<b>Totals</b>
	<b><i>Brownfield Site Research &amp; Reuse Planning</i></b>	<b><i>Set Area-Wide Strategies</i></b>	<b><i>Corridor Plan Alternatives</i></b>	<b><i>Prepare Corridor Plan</i></b>	
Personnel					
Fringe benefits					
Contractual	\$65,000	\$37,500	\$72,500	\$25,000	\$200,000
Supplies					
Other					
<b>Total U.S. EPA Funds</b>	<b>\$65,000</b>	<b>\$37,500</b>	<b>\$72,500</b>	<b>\$25,000</b>	<b>\$200,000</b>

iii) The Minot brownfield project area includes two important roadway corridors and is a “gateway” into downtown Minot. The project boundary encompasses 1.1 miles of Burdick Expressway, also designated U.S. Highway 2 Business Route. It is the main thoroughfare serving downtown for traffic coming from the east on U.S. Highway 2. The project boundary also includes an half-mile segment of 3<sup>rd</sup> Street, a key thoroughfare defining the eastern edge of downtown. Even before the 2011 floods, this segment of Burdick Expressway was the subject of discussion concerning redevelopment and revitalization due to its numerous older, dilapidated buildings and structures built close to the road, lack of maintenance, and the poor condition of the roadway itself.

**Comprehensive Plan:** The City updated its Comprehensive Plan in 2012, which identified the need for additional planning in the subject area. Revitalizing downtown, community aesthetics and beautification emerged as key elements in the Comprehensive Plan. The flooding has resulted in a flurry of planning activity that includes the subject corridor including FEMA’s “Souris Basin Regional Recover Strategy”, new flood protection infrastructure designs, development removal plans, reconstruction of the zoo, and redesign/replacement of critical infrastructure, such as bridges to raise them out of the floodway. The entire character of the subject area is changing rapidly as a result of the disaster and the influence of the change on

the struggling brownfield impacted corridor is unknown. Planning for brownfield redevelopment and revitalization is critical at this time to ensure the needs of brownfield properties are considered as part of these massive investments related to flood control. If planned and coordinated appropriately, these massive investments in flood control could serve as a catalyst. Unfortunately, if brownfield redevelopment issues are not fully understood and considered at this key time, it is possible that the flood control could exacerbate the historic difficulties with brownfield redevelopment, leaving an even greater obstacle to overcome.

In June 2011, the City experienced a catastrophic flood that greatly impacted the entire community and the subject area in particular. On June 24, 2012, the President declared a major disaster declaration. The floodwaters impacted more than 30 miles and inundated approximately 11,456 acres of land in Ward County. Since the Souris River runs through the heart of Minot and through much of this grant's subject area, extensive flood damage was experienced by numerous properties in the corridor and entire neighborhoods are being eliminated for future flood protection infrastructure. In November 2012, a study was completed which analyzed the unmet need for funding in the City that remains after FEMA, SBA, insurance and non-profit agency sources have been tapped and it identified an unmet need of \$1.09 billion – an extreme burden for a community with an annual budget of only \$85 million.

*Housing and Community Health* Even before the flood destroyed large amounts of housing, there was a shortage of affordable housing in the City due to the impacts of oil drilling in North Dakota. The subject area contained neighborhoods of low to moderate income housing that were flooded out and will be removed to provide additional space for flood control efforts. The neighborhoods in and around the subject corridor include some Minot's oldest and poorest, so revitalization of the corridor will help provide better housing.

*Environmental Improvement* As mentioned previously, the environment in this area has been severely impacted by extensive flooding. The new flood control efforts will provide expanded open space around the Souris River, providing new opportunities for habitat restoration, environmental cleanup and improvement of public health. Providing stimulus for brownfield redevelopment will further the improvement of the environment by facilitating cleanup of known and suspected brownfield sites.

*Economic Development* The subject area is at the heart of Minot and therefore serves a key functional and symbolic role in the economy. The railroad runs through the subject area and has historically been both a key catalyst for economic and unfortunately, can also be an obstacle to some forms of economic development. Understanding the future role of the railroad and its impact on brownfield redevelopment, will be one of the key issues to be addressed in the process.

*Transportation* The subject corridor is a key transportation link into downtown Minot. Transportation citywide is a major issue, and continuing to upgrade the City's transportation infrastructure is a major element of the Comprehensive Plan. As part of the flood control response, there will be significant changes to the transportation networks in the subject area. Bridges are being raised as well as critical thoroughfares so that they are not subject to future flooding. Elevating roadways will have impacts on the surrounding neighborhoods including altering existing transportation patterns and altering the relationship between properties and the street that must be understood as part of this effort. Revitalizing this corridor by removing, rehabilitating or renovating obsolete building and cleaning up key sites will be a significant boon to the City's planning efforts.

iv) The City will be monitoring and evaluating this and its other plans to ensure that implementation occurs as well as to evaluate the success of the planning efforts. There are a number of key outcomes including the following:

- The level of participation by community partners including the number of meetings held with community partners, the number of staff at each organization participating in the meetings, the number of hours volunteered for project related activities by personnel at each organization.
- The level of public participation in the program as measured by the number of community meetings held, the total attendance at each meeting, and the number of contacts or inquiries related to brownfields cleanup received by project personnel.
- The level of media coverage of activities associated with or funded by the grant as measured by the numbers of stories reported in various forms of news media (copies of which will be provided to the U.S. EPA as part of the quarterly report).

- Amount of new investment in the corridor measured by building permit valuation data and reported in terms of public and private investment.
- Number of jobs created during the assessment and remediation of the sites as well as the number of jobs created from new site uses.
- Development of new housing units for low to moderate income residents.
- Development of a redevelopment and revitalization plan for the area.

Progress towards achieving outcomes and outputs will be reported to U.S. EPA via the quarterly progress reports and the ACRES.

### **3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS (20 POINTS)**

***Current Planning Efforts*** In July of 2000, a Renaissance Zone Advisory Committee identified areas to focus revitalization efforts. At that time there was a strong need to revitalize the once bustling economic and social activity of the area, which had generally been deteriorating since commercial relocation began 30 years prior. It was noticed that as these areas of the City continue to decline in economic and aesthetic value, property values decrease, resulting in further neglect and declines in value. The Committee held meetings and developed a Renaissance Zone, areas within the City identified as needing redevelopment incentives.

Since the flooding in 2011, a groups and committees have been meeting to discuss various elements related to flood recovery in Minot and the Souris River Basin. There has been an overwhelming amount of community support and community action. Groups focus on questions regarding: Where do we go from here? Where do we need to first focus our efforts? What areas of the community are most critical for our health and safety? What areas are critical for spurring continued growth? City staff and associated committees have identified the planning corridor chosen for this grant application based on: its proximity in relation to areas identified within the defined Renaissance Zone, the large number of past significant brownfield sites, the age of the homes in this area resulting in the possibility of asbestos problems, and the significant flooding in this area that contaminated a large area of the City with its untreated waste waters.

The City has long recognized the importance of effective partnerships with local, state, and federal agencies in addressing the complex, multi-disciplinary, and multi-jurisdictional issues associated with many past projects. Minot has identified strengthening these partnerships as a key to the success of any project. The City has developed an effective working relationship with many of these agencies on past projects and looks to build and expand on these relationships while implementing this U.S. EPA planning grant. Forming the Brownfield Advisory Committee will also strengthen relationships that will be used to leverage the opportunities presented by the grant while increasing opportunities for community involvement and input.

#### **ii. Local Community-Based Organizations, Government Entities, and Other Stakeholders**

***State Support:*** Minot has received letters of support from the FDHU and the North Dakota State Emergency Response Commission (SERC) which are provided in Attachment C. The FDHU will assist Minot's brownfield program by conducting an environmental health review of the impacted properties. When needed, FDHU staff will review analytical results from the Phase II evaluations and quantify the probable health impacts. A member of FDHU will serve on the City's Brownfield Advisory Committee. The SERC is assisting Minot in coordinating their flood recovery and will appoint personnel to serve on the Brownfield Advisory Committee.

***Description and Role of Key Community-Based Organizations:*** The City has a strong record of working in partnership with community based organizations (CBOs) to address brownfields in the City, and will seek to expand and further build upon these relationships while implementing this grant. The CBOs that will serve as partners on this project include grass roots organizations (to provide a voice for residents in areas most impacted by brownfields), environmental groups, business, and other groups. The roles for seven CBOs are described below, with letters of support and commitment from each organization affirming these roles and their participation provided in Attachment D.

It is expected that all of the groups listed will have a significant role in the proposed brownfield Advisory Committee. The Brownfield Advisory Committee could also be viewed as the stakeholders or the Brownfield Advisory Committee; their input will steer the focus of the brownfield grants and their input will be valuable to the success of the grant.

**Souris Basin Planning Council (SBPC) (Greg Hagen, Executive Director – 925 20<sup>th</sup> Ave. SW , P.O. Box 2024, Minot, ND 58702-2024, Phone: 701-839-6641):** The SBPC provides financing for industrial and commercial facilities through loan programs and was **incorporated as a nonprofit corporation on October 2, 1973**. The Council will assist developers in finding funding for the redevelopment of qualified brownfields properties within the flooded downtown area or along the Souris River. One or more members of the Planning Council will also participate in the Brownfield Advisory Committee.

**Minot Housing Authority (MHA) (Tom Pearson, Executive Director – 108 Burdick Expressway East, Minot, ND 58701-4434, Phone: 701-852-0485):** The MHA administers various housing programs for the City. Housing is a significant problem in Minot. The flood in 2011 destroyed much of Minot's housing gains over the last several years and turned an acute housing shortage into a crisis. Portions of the proposed planning corridor are located within a rather large residential area. The MHA will provide a member to serve on the Brownfield Advisory Committee and they look forward to a collaborative effort to spur development in a safe and environmentally friendly manner.

**Minot Area Chamber of Commerce (MACC) (L. John MacMartin, President – 1020 20<sup>th</sup> Avenue SW, P.O. Box 940, Minot, North Dakota 58702-0940 Phone: 701-852-6000):** Since 1923, the MACC has been serving the community, supporting area businesses and economic development. The Chamber has agreed to assist the City by: (a) helping to communicate grant information through the Chamber's weekly newsletter and website and (b) having one or more members on the Brownfield Advisory Committee.

**Minot Convention and Visitors Bureau (CVB) (Wendy Howe, Executive Director – 1020 South Broadway, Minot, ND 58701 Phone: 701-857-8206):** The CVB supports business development and tourism awareness. The CVB will assist the City by: (a) providing planning and support to facilitate redevelopment and reuse of target properties and (b) having one or more members on Brownfield Advisory Committee.

**Minot Area Development Corporation (MADC) (Jerry Chavez, President – 1020 20<sup>th</sup> Ave. SW, Minot, ND 58701, Phone: 701-852-1075):** The MADC is the lead economic development agency serving the Minot area. The MADC will assist the City in the following ways: (a) identifying project locations eligible for brownfields funding; (b) helping to fund the redevelopment of the brownfields site; (c) educating local leadership and public outreach and (d) participating on the Brownfield Advisory Committee.

**Minot State University (MSU) (David Fuller, President – 500 University Avenue West, Minot, North Dakota 58707):** MSU will participate on the Brownfield Advisory Committee and evaluate potential internships, student projects, and class activities related to brownfields through MSU's Studies in Community and Environment program.

**Dakota College (Angela Bartholomay, Environmental Technology Advisor – 105 Simrall Boulevard, Bottineau, ND 58318-1198 Phone: 701-228-5471):** Dakota College is a two-year community college that offers two fields of study in their Environmental Technology program. It is their intent to develop an internship program and have some of their students assist with the actual planning activities.

**Burdick Jobs Corps (Rae Schobinger, Center Director – 1500 University Ave. W., Minot, ND 58703 Phone: 701-857-9600):** Job-Corps is a no-cost education and career technical training program administered by the U.S. Department of Labor that helps young people ages 16 through 24 improve the quality of their lives through career technical and academic training. If grants were awarded, they would like to incorporate an environmentally sustainable Job Corps Work Based Learning opportunity with Dakota College and Minot State University.

**iii) Governing Structure.** The City will be the governing structure for the administration of the grant. City staff will coordinate Brownfield Advisory Committee meetings and maintain a detailed log of public input. The first step will be to identify the members of the Brownfield Advisory Committee. Following the grant award announcement, the City will draft a press release for circulation in the local newspaper, the Minot Daily News, and placement on the Latest News section of the City's website <http://minotnd.org/>. The City will also place advertisements with local radio stations, as well as local public access television, to reach the illiterate members of the community and those without Internet service. The City will rely on the MADC to notify the business community and developers of these meetings. MADC will also organize attendance among non-profit environmental and citizen groups.



The Brownfield Advisory Committee will meet on a predetermined regular basis through the life of the grant. However, we also expect that the City will schedule up to three public meetings to inform and engage the general public. During the meetings, the City will provide the community with background information on the Project, and solicit public input regarding health and welfare issues and redevelopment opportunities. The planning process will include the assessment of some specific properties to determine the extent of contamination and then identifying goals for future assessment or clean-up. Marketing analyses and planning research regarding the best fit for various site uses will be determined.

For short term goals, the FDHU Environmental Health Division will assist by providing the Brownfield Advisory Committee with a list of identified sites with reported health threats posed by identified contamination; the identification of related toxicological issues; and risk evaluations. It shall be the goal of the group that these properties be researched with top priority to understand the scale of the situation. Next, preliminary analyses will be conducted to determine the significance of properties from a planning perspective. The Brownfield Advisory Committee will provide input regarding their knowledge of the history of the area and what they feel would be helpful to the revitalization of the corridor. Based on the input provided, City staff will then identify a plan for researching additional properties. The Brownfield Advisory Committee will review and approve. These properties will be reviewed and assessed and a long term plan will be identified. The long term plan will identify what was found and what additional work is yet to be done. It will identify from planning data, which areas should be prioritized.

**iv) Incorporating Public Input.** The City will continue periodic public dissemination of information about the Project, and solicit community involvement in the planning process. The City will report Project progress at open forums, such as Renaissance Zone and City Council meetings. The City will distribute information through the City's website, newsletters, direct notice to community organizations (written, telephone, e-mails, etc.), and the Minot Daily News. The City will use these notification procedures and outlets for community outreach programs discussed in this section.

During various phases of the program, the types of community involvement will differ, although the same methods will be involved. There will phases of input from the Brownfield Advisory Committee and from the public with people voicing their opinions about what sites should be evaluated first and which sites are high priority. If potential health threats to the community are identified, the FDHU will become a partner in community involvement and education.

#### **4. COMMUNITY BENEFITS (15 POINTS)**

**Identify and Reduce Threats to Human Health, the Environment, to the Welfare of Sensitive Populations:** The project area includes numerous known or suspected brownfields scattered throughout the subject area (including the catalyst sites). Unless these sites experience redevelopment interest, it is unlikely that the extent of contamination will be quantified and addressed appropriately. The subject area contains low to moderate income housing, business services and employment locations but these residents have been placed in a more vulnerable situation through the damage and losses associated with the flood damage. Neighborhood connections and cohesion are being disrupted by the removal of entire blocks of low to moderate income housing in order to make room for new flood control infrastructure.

**Stimulating Economic Development:** The primary purpose of this project is to facilitate economic development in an area that has been decimated by catastrophic flooding and sits at the heart of the City. The area has been historically characterized by a haphazard mixture of residential and non-residential uses, dominated by aging industrial properties that have experienced little reinvestment. This planning effort will lead to a strategic, systematic economic development action plan that can facilitate the redevelopment of the key catalyst sites as well as other brownfield properties. Redevelopment of this area is critical to establishing economic activity that was destroyed in the flooding and returning strength to the heart of the City.

**Facilitating Use or Reuse of Existing Infrastructure:** The subject area is located in one of the older portions of the City and therefore will be utilizing existing infrastructure for most redevelopment. In addition, as a result of flood control efforts, a substantial amount of new infrastructure is being constructed in and adjacent to the corridor and it is important that the issues and interests of brownfield redevelopment be known so that consideration of brownfield redevelopment becomes part of the conversation and design process for these massive new infrastructure investments.

*Creating or Preserving Greenspace, Recreational Property, or Other Non-profit Uses:* The new flood control plan will result in the conversion of significant amount of developed land into open space. However, this new open space has largely been considered from the functional, flood control perspective and there is the potential with additional planning to have this new open space serve dual purposes for recreation, establishment of wildlife habitat and community gathering that serve as an amenity for the low to moderate income residential neighborhoods, the business properties and the entire community as a whole.

*“Imagine Minot”* The \$140 million “Imagine Minot” project is a complex of business and residential renewal projects that will help restore the City’s downtown following last year’s severe flooding. Half of the “Imagine Minot” project will consist of low and moderate income housing. The grant funding for the planning efforts in the corridor will provide information, analysis and action plans for the brownfield sites in and near downtown, and ensure that the significant investment in “Imagine Minot” will be well supported.

ii. *Provide more transportation choices* – Since much of the critical regional transportation is being rebuilt as part of the flood control efforts, it is anticipated that the transportation analysis for this plan will focus on non-motorized forms of transportation and transit. These connections within the neighborhoods and to the broader community will be critical for providing access to employment and critical services as well as to help mitigate the disruption that has occurred due to elevating roadways and removal of existing neighborhoods.

*Promote equitable, affordable housing* – The catastrophic flooding has permanently destroyed key pockets of low to moderate income housing in a community that was already experiencing significant housing affordability problems due to the impact of oil drilling in North Dakota. In addition, the loss of this housing is even more significant due to the location of the subject area in the heart of the City where low to moderate income persons had better access to services, transit and other critical neighborhood elements that helps to minimize the combined costs of housing and transportation.

*Enhance economic competitiveness* – This plan at this critical time in the rebirth of the City will be critical for enhancing economic competitiveness. The plan is expected to identify and facilitate the redevelopment of brownfield sites in strategic, core locations for the City. This will help address the severe housing shortage which has become a major obstacle to economic competitiveness since businesses have significant difficulties growing at present because their workers are unable to find affordable housing. Even aging housing of poor condition is priced out of the affordable range of most workers not working in the oil related industries. This has severe implications for the future of Minot after the temporary drilling boom moves to other locations, because some businesses may have to cease operations due to a lack of affordable housing.

*Coordinate policies and leverage investment* – The goal of this planning effort is to coordinate local government, non-profit and private sector energy and resources towards a common revitalization goal for the corridor. Policies will be brought into alignment with the revitalization strategy, the Comprehensive Plan and the many flood control efforts. Significant leverage potential exists with the massive amount of flood control funds pouring into the City, although these outside sources are still over \$1 billion short of the unmet need and therefore additional local funding sources will need to be identified as part of the planning process. Ultimately, the goal is to use these federal and local funding sources to leverage private investment.

*Value communities and neighborhoods* – This planning effort is focused on protecting and revitalizing a neighborhood and community that has been devastated by a history of brownfields, catastrophic flooding and loss of housing affordability due to a temporary boom in areas outside of the City for oil drilling workers. A primary goal of the planning effort is to develop a long term, systematic and sustainable strategy for developing a stable economy based on recognizing the community assets, building stronger neighborhoods and linking affordable housing with employment opportunities.

## **5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

i) **Funding Assistance Experience** According to the City’s Unmet Need Assessment dated October 16, 2012, Minot has received funding assistance over the last 18 months on over 120 projects ranging from \$1,200 to \$41,249,600 totaling over \$300 million:

- Through U.S. HUD CDBG, 7 projects were funded that totaled an estimated \$28,242,502.
- Through FEMA, approximately 100 projects were funded that totaled \$8,082,603.
- Funding applications have been submitted to the U.S. EDA for 2 projects that combined would total \$22,905,000. These funds are currently pending approval.

- The U.S. Dept. of Agriculture funded 1 project for \$156,285.
- The U.S. Small Business Administration provided disaster loans totaling \$227,402,300.
- Through the Federal Highway Administration, 5 projects were funded for a total of \$3,108,124, and
- Through North Dakota Trust Lands, 6 projects were funded for a total of \$15,510,000.

Although a large amount of funding has been obtained, the US EPA is not currently among the funding agency list. Five sample projects are listed below in accordance with the application requirements.

<b>Granting Organization</b>	<b>Program</b>	<b>Project</b>	<b>Amount</b>
HUD	CDBG Disaster Funds	Northern Sewer Project	\$6,345,000
FEMA	Category A – Debris Removal	Emergency Levee Removal	\$1,145,570
U.S. Dept. of Agriculture	NRCS	Souris River Debris Removal	\$156,285
Federal Highway Administration	Emergency Relief Program	Roadway Repair Due to Levee Construction	\$420,321
North Dakota Trust Lands	Flood-Impacted Political Subdivision Infrastructure Grant Program	Expansion of the Puppy Dog Sewer in South Minot	\$650,000

Minot has not received adverse audit findings from an OMB Circular A-133 audit, an audit conducted by a federal, state, Tribal, or local government inspector or similar organization. There have been no adverse audit findings related to grant administration received by the City during the past five (5) years. For the comprehensive annual financial report for the Fiscal Year ending December 31, 2011, the City was awarded the Government Finance Officers Association of the U.S., and Canada “Certificate of Achievement for Excellence in Financial Reporting” for the 31<sup>st</sup> consecutive year, less than 10% of all governmental entities nationally receive this award.

ii) **Staff Experience** Minot has planning, engineering, legal, and other staff with the proven experience and expertise to both manage the brownfield planning grant.

Donna Bye, has been the Minot City Planner for over 10 years. Ms. Bye manages Minot’s Renaissance Zone and ensures that the program meets all of the North Dakota Department of Commerce reporting requirements. She has been at the forefront of Minot’s redevelopment efforts and has played a significant role in economic and environmental projects undertaken by the City. Ms. Bye has worked extensively with staff at Ward County, the ND DOH and the FDHU on past projects related to brownfield sites in the City. Prior to her work with Minot, she was the Associate Planner for the City of Sheboygan, Wisconsin where she administered the CDBG Program and the federal and Wisconsin open space grant programs.

In order to assure project continuity in the event that Ms. Bye is no longer available to manage the grant, Mr. Lance Meyer, Minot City Engineer, will serve as the backup project manager and will be actively involved in grant implementation. Mr. Meyer has been with City engineering department since 2009 and has managed several grants. Prior to employment at the City, Mr. Meyer was employed at a large multidiscipline civil engineering firm. He managed multimillion dollar municipal engineering projects and was in charge of construction administration, coordination of field staff, and construction budgets for those projects.

Based on previous grant management experience, the City is qualified to undertake the responsibilities associated with the planning grant, including: the completion and submittal of a Cooperative Agreement and Work Plan to the U.S. EPA; enrollment in the Automated Standard Application for Payments system; and submittal of progress reports to the U.S. EPA Project Officer, specifying tasks completed, financial tracking, and proposed grant activities. The City will use its knowledge, past experiences and successes with federal and non-federal assistance agreements to effectively manage the planning grant. The City also

understands that the key aspects of a successful planning grant project will be open communications and working closely with the community, businesses, developers, and regulatory agencies. In order to provide the technical expertise needed for successful application of grant funds, the City will retain an environmental/planning consultant to assist in developing the program and assisting with the planning process. The City will procure the consultant in accordance with 40 CFR Parts 30/31.

**6. LEVERAGING:** The “Imagine Minot” brownfield redevelopment project is a crucial component of Minot’s flood recovery. On November 20, 2012, North Dakota Senator John Hoeven issued a press release (Attachment E) that stated:

*Minot's \$18 million grant request to the Economic Development Administration's (EDA) for the city's Imagine Downtown reconstruction project has been approved by the agency's Investment Review Committee... The \$18 million, which is from 2012 EDA disaster recovery funding, will improve and expand Minot's downtown infrastructure in support of the city's larger reconstruction effort. The grant will be combined with approximately \$4.5 million in city match, for a total of \$22.8 million. Half of the Imagine Downtown project will consist of low and moderate income housing...In particular, the EDA grant will help to fund the replacement of destroyed or damaged public downtown infrastructure, including streets, curbs, storm sewers, water mains, street lights traffic lights and other projects, as well as create new infrastructure to support current and active redevelopment projects within the project area.*

As noted in the press release, the City will be directly contributing approximately \$4.5 million as a match toward the \$18 million EDA funding. Minot has also committed an additional \$5.3 million of the CDBG-Disaster Recovery funding for downtown infrastructure improvements as well as parking facilities. The North Dakota Department of Trust Lands has agreed to contribute over \$4.0 million toward needed sewer lift station repairs. The Minot Area Growth by Investment and Cooperation (MAGIC) Fund, a growth fund to help finance relocations, start-ups and expansions in the Minot area through a one percent sales tax, has approved investing \$3 million in parking infrastructure improvements as part of the “Imagine Minot” project. Private equity will fund approximately \$110 million of the “Imagine Minot” development. The total “Imagine Minot” project cost is estimated at over \$140 million.

The planning grant can fund the collection of site condition data needed to support “Imagine Minot” project feasibility, design, liability management, and remediation planning. Minot can access the additional funds to complete site assessment or cleanup planning to support brownfield restoration/redevelopment:

- Renaissance Zone Program – Property tax exemptions for up to 5 years for improvements in the downtown area including Census Tracts 010100 and 010700. At least eighty percent of the investment made must consist of capital improvements such as environmental remediation, structural, weatherization, or other improvements.
- Developer equity or developer cash repaid with Tax Increment Financing
- Minot Area Growth by Investment and Cooperation (MAGIC) Fund – A growth fund to help finance relocations, start-ups and expansions with 40% earmarked for economic development.
- Souris Basin Revolving Loan Fund to finance primarily: 1) Industrial or commercial activities, which will operate within the primary sector of the region's economy, particularly those which will process and/or add value to the region's agricultural and natural resource products. 2) Start-up and expansion businesses. Priority is given to businesses which will create jobs for low to moderate income individuals, the long-term unemployed and the underemployed.

It should be noted that the City is adamant about developers paying for a fair share of cleanup and infrastructure improvement costs, and has a track record of successfully negotiating development agreements that fairly and appropriately split these costs with developers. Finally, general funds have been used by the City in the past to pay for costs associated with certain brownfield redevelopment projects.

### Other Factors Checklist

Name of Applicant: City of Minot, North Dakota

Please identify with an *X* any of the items below which may apply to your proposed BF AWP project area as described in your proposal. EPA may verify these disclosures and supporting information prior to selection and may consider this information during the evaluation process. Attach documentation to your proposal as applicable; otherwise, this information may not be considered in the grant selection process.

- ☐ Applicant's proposed BF AWP project is in an urban area, where the population of the overall community is 100,000 or more
- ☐ Applicant's proposed BF AWP project is in a rural area, where the population of the overall community is 20,000 or less and is not located in a Metropolitan Statistical Area
- ☐ Applicant is, or applicant will assist, a federally recognized Indian Tribe or an entity from a United States Territory
- ☐ Applicant proposes to serve an area designated as a federal, state or local Empowerment Zone or Renewal Community. To be considered, **applicant must attach documentation** which demonstrates this current designation.
- ☒ Applicant's proposed BF AWP project area has been affected by recent (2005 or later) natural disaster(s). To be considered, **applicant must identify here** the timeframe and type of natural disaster(s) that occurred: 2011 flood of the Souris River.
- ☒ Applicant's proposed BF AWP project area contains recent (2007 or later) industry plant closures or other significant economic disruptions. To be considered, **applicant must identify here** the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption within the BF AWP project area: Severe economic disruptions related to the 2011 flood of the Souris River.
- ☐ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the BF AWP project area, and can demonstrate that funding from a PSC grant has or will benefit the BF AWP project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.



THE WHITE HOUSE  
WASHINGTON

May 10, 2011

The Honorable Jack Dalrymple  
Governor of North Dakota  
Bismarck, North Dakota 58505

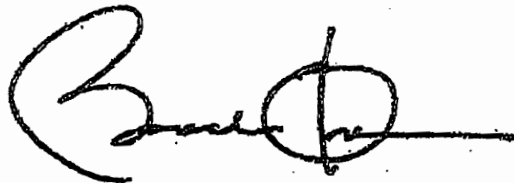
Dear Governor Dalrymple:

I have declared a major disaster under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121 *et seq.* (the "Stafford Act"), for the State of North Dakota due to damage resulting from flooding beginning on February 14, 2011, and continuing. I have authorized Federal relief and recovery assistance in the affected area.

Public Assistance and Hazard Mitigation will be provided. Consistent with the requirement that Federal assistance is supplemental, any Federal funds provided under the Stafford Act for Public Assistance and Hazard Mitigation will be limited to 75 percent of the total eligible costs in the designated areas.

The Department of Homeland Security, Federal Emergency Management Agency (FEMA), will coordinate Federal assistance efforts and designate specific areas eligible for such assistance. The Federal Coordinating Officer will be Mr. Willie G. Nunn of FEMA. He will consult with you and assist in the execution of the FEMA-State Agreement for disaster assistance governing the expenditure of Federal funds.

Sincerely,

A handwritten signature in black ink, appearing to be "Barack Obama", with a large, stylized "B" and a circular flourish at the end.

Attachment A: Threshold Documentation

## ATTACHMENT A

### THRESHOLD CRITERIA FOR BROWNFIELDS PLANNING GRANTS

#### 1. Applicant eligibility

The City of Minot is a “general purpose unit of local government” as that term is defined in 40 CFR Part 31 and is therefore eligible to receive U.S. EPA funds for Brownfields Planning.

#### 2. Location of proposed BF AWP project area:

- a. Provide geographic boundaries and approximate acreage of the proposed BF AWP project area. – See attached map. Acreage: 200.90 acres
- b. Provide a small but legible black and white map, with scale and street-level detail, which clearly delineates the project area boundaries within the context of the city or community. – See attached map.

#### 3. Identify the specific catalyst, high priority brownfield site(s) within the proposed BF AWP project area around which your project will focus:

##### SITE 1

##### a. **Basic Brownfields Site Information:**

Name of Site: Coca Cola Site  
Site Address: 405 9<sup>th</sup> St SE  
Current Owner: Coca Cola Bottling Co West

##### b. **Affirmation that the site is NOT any of the following:**

The site is not currently, nor has it ever been listed or proposed for listing on the National Priorities List; subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; or subject to the jurisdiction, custody or control of the United States Government.

##### c. **Type of Contaminations, or Potential Contamination, at the site:**

Contaminants at this site include the potential of old industrial waste and contamination associated with the 2011 flooding. Coca-Cola has been in operation at this location since the 1930s. Bottling used to take place there, but that came to an end several years ago when glass gave way to plastic. With the 2011 flood, flood waters poured into and around the site. The building was cleaned up and it is currently in operations, but Coca-Cola recently announced that they are finding that “This building took too much damage” and they are in

the process of finding a new site where they can rebuild. The existing building will soon be vacant.

- d. **(If applicable) Date of the EPA's prior determination:** Not applicable.

## **SITE 2**

**a. Basic Brownfields Site Information:**

Name of Site: Former Robinson Insulation Site  
Site Address: 826 4<sup>th</sup> Ave. NE  
Current Owner: Minot Park District

**b. Affirmation that the site is NOT any of the following:**

The site is not currently, nor has it ever been listed or proposed for listing on the National Priorities List; subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; or subject to the jurisdiction, custody or control of the United States Government.

**c. Type of Contaminations, or Potential Contamination, at the site:**

The former Robinson Insulation Company plant (826 4th Ave NE), operated from 1945 to 1983 during which time the plant processed 26,000 tons of vermiculite ore contaminated with asbestos. From June 2001 through April 2002, the U.S. EPA collected hundreds of environmental samples at the site and at selected nearby locations. Results showed residual asbestos inside the former processing buildings, in site soils, and at several locations near the site. Under U.S. EPA supervision, the former processing buildings were torn down. Soils containing asbestos were removed and replaced with clean fill. In 2003, the Agency for Toxic Substances and Disease Registry (ATSDR) issued a report that stated many vermiculite processing facilities in the United States allowed or encouraged workers and nearby community members to take stoner rock, vermiculite ore, or other process materials for personal use. It is likely that this material was used throughout Minot's downtown area, exposing residents to a known carcinogen.

- d. **(If applicable) Date of the EPA's prior determination:** Not applicable.

## **SITE 3**

**a. Basic Brownfields Site Information:**

Name of Site: Former Porter Brothers Site  
Site Address: 424 3<sup>rd</sup> St. NE, Minot, ND  
Current Owner: GCM Dakota Properties, LLC

**b. Affirmation that the site is NOT any of the following:**

The site is not currently, nor has it ever been listed or proposed for listing on the National Priorities List; subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; or subject to the jurisdiction, custody or control of the United States Government.

**c. Type of Contamination, or Potential Contamination, at the site:**

Former Porter Brother Salvage Yard (424 3rd St NE) is located within the downtown area and adjacent to the Souris River. Documented volatile organic compounds (especially tetrachloroethylene) releases in soil and groundwater are suspected of migrating onto adjacent residential properties. This site is less than three blocks away from the McKinley Elementary School. These contaminants pose significant health threats through ingestion, inhalation, or direct contact with contaminated particulates and vapors, increasing the likelihood of cancer, respiratory illnesses, birth defects, miscarriages, and neurological damage, particularly in children. The ND DOH has identified cases of children with blood lead levels of 10 µg/dL or above in the neighborhood surrounding this site.

**d. (If applicable) Date of the EPA's prior determination:** Not applicable.

**SITE 4**

**a. Basic Brownfields Site Information:**

Name of Site: Former Bridgeman Creamery  
Site Address: 23-27 3<sup>rd</sup> St. NE  
Current Owner: Farmers Union Oil Co. of Minot

**b. Affirmation that the site is NOT any of the following:**

The site is not currently, nor has it ever been listed or proposed for listing on the National Priorities List; subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; or subject to the jurisdiction, custody or control of the United States Government.

**c. Type of Contaminations, or Potential Contamination, at the site:**

The creamery has early ties to the City. It had bulks tanks with an in-the-plant laboratory and chemist to test and insure the quality of its products. With old, industrial uses, the property is suspect of contaminants. The creamery closed and the building is currently underutilized, being used for storage of tires only. The



site occupies a key corner on 3rd Street NE, which is one of only three streets with bridges across the Souris River connecting downtown Minot to the neighborhoods to the north (the other two are Broadway/Highway 83 and 6th Street SW). As such, 3rd Street is a secondary gateway into downtown – just as Burdick Expressway is a primary gateway – and will be important in creating an active, welcoming presence at this corner of downtown. If this site can be cleaned up, renovated and put to more active use, it will be a spur to other nearby properties in the revitalization of this corner of downtown.

d. **(If applicable) Date of the EPA's prior determination:** Not applicable.

**4 Ineligible activities:** N/A

**5. Letter of Support:** See Attachment C for the Letter of Support Meeting Threshold Criterion 5 and Attachment D for Additional Letters of Support. They are listed below and can be found summarized in the narrative portion of the proposal on page 11.

Letter of Support Meeting Threshold Criteria 5: Souris Basin Planning Council (incorporated as a non-profit corporation on October 2, 1973)

Additional Letters of Support:

Minot Housing Authority

Minot Area Chamber of Commerce

Minot Convention and Visitor Bureau

Minot Area Development Corporation

Minot State University

Dakota College

Burdick Jobs Corps



Attachment B: Project Milestone Schedule

## USEPA Brownfields Area-Wide Planning Pilot Project Milestones Schedule

[illegible]

Attachment C: Letters of Support Meeting Threshold Criterion 5





# Souris Basin Planning Council

925 20th Ave. SW • P.O. Box 2024 • Minot, ND 58702-2024

Telephone: 701-839-6641 • Fax: 701-838-8955

E-mail: [info@sourisbasin.org](mailto:info@sourisbasin.org) • Website: [sourisbasin.org](http://sourisbasin.org)

---

November 15, 2012

Ms. Donna Bye, City Planner  
City of Minot  
1025 31<sup>st</sup> Avenue SE  
Minot, ND 58701

Dear Ms. Bye:

The Souris Basin Planning Council supports the efforts of the City of Minot to obtain funding from the U.S. EPA in pursuit of Brownfields assessment and planning grants. For the past twenty years the Planning Council has been active in the Minot community and region in financing industrial and commercial activities through our loan programs. These loan programs include an EDA Revolving Loan Fund (RLF), a USDA Intermediary Relending Program (IRP), a HUD Community Development Loan Fund (CDLF), and an SBA 504 loan program. These loan funds aid in the startup and/or expansion of primary sector, retail sector, and service sector businesses, which create jobs and/or add wealth to the community. The CDLF program in particular focuses on the creation of jobs for low/moderate income individuals, the long-term unemployed and the underemployed.

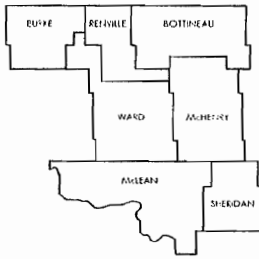
If the U.S. EPA selects the City for a grant, the Planning Council is prepared to assist the City of Minot in any way that is requested. In addition, the Planning Council, at the City's request, will provide one or more members to participate in a Brownfield Advisory Committee.

We look forward to embracing these opportunities and collaborating with the City of Minot on projects generated by these grants.

Sincerely,

Greg Hagen  
Executive Director

Attachment D: Additional Letters of Support



**OFFICES IN:**

Minot, Bottineau, Bowbells, Garrison,  
Kenmare, McClusky, Minot AFB,  
Mott, Towner & Washburn

## FIRST DISTRICT HEALTH UNIT

PO Box 1268 • 801 - 11th Avenue SW • Minot, ND 58702-1268  
Phone (701) 852-1376 • Fax (701) 852-5043 • [www.fdh.u.org](http://www.fdh.u.org)



**Public Health**  
Prevent. Promote. Protect.

October 29, 2012

Donna Bye – City Planner  
515 2<sup>nd</sup> Ave. Southwest  
Minot, ND 58701

**RE: City of Minot Applications to the U.S. EPA for Community Wide  
Brownfields Assessment & Planning Grants**

This letter is written in regards to the submittal of U.S. EPA brownfields grant applications by the City of Minot. First District Health Unit (FDHU) supports the City of Minot in their submittal of two community wide assessment grant applications along with a planning grant application to the U.S. EPA. These applications are for the Fiscal Year 2013 Brownfields Grant Competition.

Minot was devastated by the June 2011 flood when the Souris River crested at 1,561.72 feet above sea level, three feet above the previous record set back in 1881. Around 12,000 people were evacuated and approximately 20 percent of Minot sustained damage from the flood. This figure includes over 2,700 homes, 52 multi-unit apartment buildings, 236 government-owned properties, 148 commercial buildings and a hospital that sustained damage from the overland flooding. Much of the City's infrastructure needs to be repaired and/or replaced. An elementary school and a middle school were totally destroyed and four others were damaged. The projected impact to the City's park system alone is \$25 million to \$50 million.

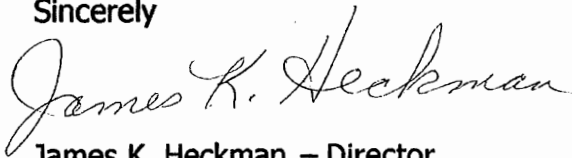
FDHU has sixty staff members providing a variety of public health services such as preventative health care, environmental health protection, nutrition counseling, and health promotion and safety education programs for a seven county area in north central North Dakota. The FDHU Environmental Health Division addresses environmental health risks such as exposure to lead based paint, asbestos, water testing, and exposure via various pathways to contaminants associated with brownfields and other contaminated sites.

The USEPA funding will assist Minot in conducting brownfield assessments to characterize sites and is expected to expedite the final design of the flood mitigation process as well as spur reconstruction. Flood control will help facilitate site reuse and redevelopment in the Souris River corridor. Flood control measures will likely include

greenways along the River to reduce impacts of future flooding events and improve water quality downstream. Rehabilitation of flood damaged properties in the downtown area will increase housing available to Minot residents. The FDHU will assist Minot's brownfield program by conducting an environmental health review of the impacted properties. When needed, FDHU staff will review analytical results from the Phase II evaluations and quantify the probable health impacts. A member of FDHU will serve on the City's Brownfields Advisory Committee.

Please feel free to contact me if there are questions.

Sincerely

A handwritten signature in cursive script that reads "James K. Heckman". The signature is written in dark ink and is positioned above the printed name and title.

James K. Heckman – Director  
Environmental Health Division



# State Emergency Response Commission

PO Box 5511

Bismarck, ND 58506-5511

Tel: (701) 328-8100

Fax: (701) 328-8181

Email: [nddes@nd.gov](mailto:nddes@nd.gov)

Website: [www.nd.gov/des](http://www.nd.gov/des)

November 14, 2012

Donna Bye, Minot City Planner  
515 2<sup>nd</sup> Avenue Southwest  
Minot, ND 58701

RE: City of Minot Applications to the United States Environmental Protection Agency (USEPA) Community Wide Brownfields Assessment & Planning Grants

Dear Ms. Bye:

In the aftermath of the 2011 City of Minot Flood that displaced approximately one third of the population equating to 12,000 residents, it is imperative assessment and planning be conducted in a thoroughly organized and inclusive process. Receipt of the Brownfields Grant dollars will help ensure residents emerge with a vibrant, strong city that includes a sustainable long term economic base by drastically reducing risk.

As reported in the City of Minot Community Development Block Grant Disaster Recovery Action Plan, the Souris River, in the Minot area, started to rise in April 2011 and continued throughout May. On May 23, emergency levee operations began and on May 31, city officials ordered the first mandatory evacuation of thousands of people. The river crested approximately one foot lower than expected and residents were allowed to return to their homes. Subsequently, the river continued to rise and on June 22, water began to overtop levees in the cities of Burlington and Minot. Evacuation sirens were activated and mandatory evacuation orders were issued to residents of Burlington and Minot. Between two and fifteen feet of water inundated approximately 11,456 acres of land which impacted more than 4,800 structures. Water levels did not begin to recede until the middle of July. The Army Corps of Engineer's estimated the amount of damage to be \$600,000,000.

Sanitary sewers backed up and flowed uncontained into the Souris River for approximately three weeks. Damage assessment indicated 12 of 27 lift stations along with 33 miles of storm sewer infrastructure were damaged and all 13 wells supplying the cities were inundated. This widespread destruction led to a series of health, safety, and environmental problems related to hazardous discharge and contamination of potable water. Repairing and upgrading the infrastructure are critical to the long-term disaster recovery but it is also vitally important to obtain an assessment of the types and concentrations of hazardous substances that remain in the environment.

Jack Dalrymple  
Governor

Major General David Sprynczynatyk  
Director - Department of Emergency Services

Greg M. Wilz  
Director - Division of Homeland Security

Mike Lynk  
Director - Division of State Radio

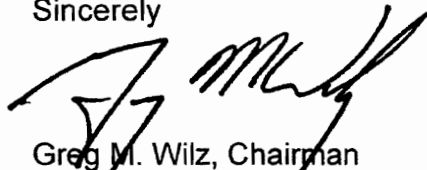
The USEPA funding will assist Minot in conducting Brownfields Assessments to characterize sites and is expected to expedite the final design of the flood mitigation process as well as spur reconstruction. Flood control measures will include greenways along the river to reduce impacts of future flooding events and improve water quality downstream. These measures will facilitate site reuse and redevelopment.

As Director of the Division of Homeland Security, North Dakota Department of Emergency Services (NDDDES) and Chairman of the North Dakota State Emergency Response Commission (SERC), I consider the assessment and planning issues of paramount importance and when requested, will appoint personnel from NDDDES, lead agency of the SERC, to assist the city's Brownfields Advisory Committee.

I urge USEPA officials to award the City of Minot a Fiscal Year 2013 Brownfields Grant. Revitalizing Minot is essential to the landscape of the entire state.

If questions arise, please contact me at 701-328-8249.

Sincerely



Greg M. Wilz, Chairman  
State Emergency Response Commission





**NORTH DAKOTA**  
DEPARTMENT of HEALTH

ENVIRONMENTAL HEALTH SECTION  
Gold Seal Center, 918 E. Divide Ave.  
Bismarck, ND 58501-1947  
701.328.5200 (fax)  
www.ndhealth.gov



FILE: Brownfields Sites – Minot, North Dakota

November 7, 2012

Donna Bye  
City of Minot  
515 2<sup>nd</sup> Ave. SW  
Minot, ND 58701

Dear Ms. Bye:

This letter is written regarding the submittal of Brownfield grant applications by the city of Minot.

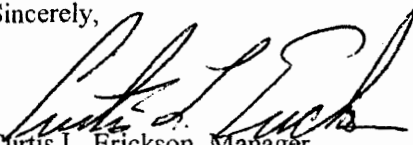
The Department supports the city of Minot's submittal of community wide assessment and planning grant applications to the U. S. Environmental Protection Agency. These applications are for the Fiscal Year 2013 Brownfield Grant Competition.

The applications are for conducting assessments at potentially petroleum contaminated and hazardous substance contaminated Brownfield sites within the community. It appears that the city will be concentrating on assessments and potential redevelopment of the downtown area (Renaissance Zone) along with other areas within the city of Minot. Flooding issues along the Souris River in Minot have left the City with the need for funds such as the Brownfields assessment and planning grants to help with rebuilding/redevelopment of areas impacted by the flood.

Again, the Department supports your submittal of these grant applications and hopes Minot will be selected as a grant recipient. If a grant was awarded, the North Dakota Health Department could provide a representative to serve on a Brownfields Advisory Committee, if such a committee was developed.

Should you have any questions regarding this letter, please feel free to contact me.

Sincerely,

  
Curtis L. Erickson, Manager  
Hazardous Waste Program  
Division of Waste Management

CLE:lk

cc: Hiedi Waller- Santec Consulting Services, Inc. ✓



## North Dakota Department of Health Environmental Health Section

Gold Seal Center, 918 East Divide Avenue, Bismarck, ND 58501-1947

Fax Number (701) 328-5200

Website: [www.ndhealth.gov/ehs](http://www.ndhealth.gov/ehs)

### *Information Directory*



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#### **Environmental Health Section Chief's Office (701) 328-5150**

Chief: L. David Glatt

Performance Partnership Agreement & Grants Coordination - Teri Lunde

Information Technology Coordination - Gold Seal Center Campus - Allen Johnson

Lab Campus - Kevin Kosse

Data Management - Gary Haberstroh

Public Communication, Information Development & Staff Training - Melissa Miller

Quality Assurance & Hazwoper Training - Al Hunt

Legal - Margaret Olson (701) 328-5151

---

#### **Division of Air Quality (701) 328-5188**

Director: Terry O'Clair

**Air Quality Permitting & Compliance -**

**Jim Semerad**

- > Air Quality Permits
- > Air Quality Inspections
- > Emission/Stack Testing
- > Emission Inventory
- > Open Burning (other than landfills)
- > Visible Emission/Odor Certification
- > Oil and Gas Wells
- > Air Quality Questions and Complaints

**Air Quality Impact Analysis - Steve Weber**

- > Dispersion Modeling

**Air Quality Monitoring - Justin Mayer**

- > Ambient Air Quality Data
- > Ambient Network Operations

**Radiation & Indoor Air Quality - Daniel Harman**

- > Radioactive Materials
  - > Radon
  - > X-Ray Machines
  - > Asbestos
  - > Indoor Air Quality
  - > Mammography Quality Assurance
  - > Lead Paint
- 

#### **Laboratory Services**

2635 East Main, P.O. Box 5520, Bismarck, ND 58506-5520

Fax: (701) 328-6280

Director: Myra Kosse

**Division of Chemistry (701) 328-6140**

Assistant Director: Jim Quarnstrom

Quality Control/Quality Assurance: Errol Erickson

**Analysis of Environmental Samples**

**Environmental Laboratory Certification**

**Division of Microbiology (701) 328-6272**

**Analysis of Clinical Public Health Specimens  
and Environmental Microbiology Including  
Laboratory Certification**

**Environmental Microbiology Contact: Lisa Well**

---

#### **Division of Municipal Facilities (701) 328-5211**

(701) 328-6628 (Environmental Training Center)

Director: D. Wayne Kern

**Clean Water State Revolving Loan Fund  
Program - Dave Bergsagel**

- > Clean Water Revolving Loan Fund
- > Plan Review (wastewater systems)

**Drinking Water State Revolving Loan Fund  
Program - David Bruschwein**

- > Drinking Water Revolving Loan Fund
- > Plan Review (water systems)

**Drinking Water Program - Larry Thelen**

- > Safe Drinking Water Act
  - > Community Fluoridation Program
  - > Training and Certification of Water & Wastewater Facility Operators
  - > Inspections of Water & Wastewater Facilities
  - > North Dakota Water & Pollution Control Conference
  - > Publication of the Official Bulletin
-

---

**Division of Waste Management (701) 328-5166****Director: Scott Radig    Assistant Director: Steve Tillotson****Solid Waste Program - Steve Tillotson**

Solid Waste Management:

Municipal, Industrial, Special &amp; Inert Waste

- > Permits, Inspections
- > Operator Training & Certification
- > Open Burning (at solid waste facilities)
- > Transfer Stations

Coal Combustion &amp; Offsite Oilfield Waste

Land Treatment

Scrap Tires &amp; Tire Recycling

Waste Reduction, Recycling &amp; Composting

Energy Recovery

Biomass (waste wood, etc.)

Beneficial Use

Nutrient Management (Ag Processing)

Emergency Waste &amp; Debris Management

Abandoned &amp; Dangerous Buildings

Abandoned Motor Vehicle Projects, Auto

Salvage &amp; Scrap Metal

Pollution Prevention (P2)

Solid Waste Planning

**Hazardous Waste Program & Toxic****Substance Control Act - Curt Erickson**

Hazardous Waste

- > Permits
- > Inspections
- > Corrective Action

Superfund

&gt; CERCLIS Sites

&gt; Emergency Response

Emergency Spill Response

&gt; Site Assessment

&gt; Site Remediation

Brownfields

Laboratory/Agricultural/Household Chemical

Wastes

Polychlorinated Biphenyls (PCBs)

Used Oil

Infectious Waste

Waste Transporter Permits

**Underground Storage Tank Program – Carl Ness**

Underground Storage Tanks (USTs)

- > Petroleum
- > Hazardous Substances

Above-ground Storage Tanks (ASTs)

- > Spills, Assessments
- > Certification of Biofuels Blender Pump Installation

Leaking Underground Storage Tank (L.U.S.T.)

Trust Fund

&gt; Assessment, Remediation

Antifreeze Registration

Petroleum Products Testing

Spill Response

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**Division of Water Quality (701) 328-5210****Director: Dennis Fewless****Surface Water Quality/Management -****Michael Ell**

- > Water Quality Standards
- > Nonpoint Source Pollution Management
- > Rivers and Stream Monitoring and Assessment
- > Clean Lakes Assessments
- > Fish Consumption Advisory
- > Watershed Management
- > Water Quality Modeling

**Water Quality Special Projects - Mike Sauer**

- > 404 Dredge & Fill
- > 401 Water Quality Certification
- > Environmental Impact Statements (EIS) Review
- > Water Quality Standards

**Wastewater Facility/Permits – Karl Rockeman**

- > North Dakota Pollutant Discharge Elimination System (NDPDES) Permits
- > Wastewater Releases
- > Stormwater Regulations
- > Feedlot Inspections/Approval/Runoff
- > Septic Pumps
- > Small Business Assistance
- > Pretreatment

**Groundwater Protection Program - Carl****Anderson**

- > Underground Injection Control (UIC) Program
- > Source Water Protection
- > Groundwater Remediation and Assessment
- > Spill Response

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**OTHER Environmental Information****Environmental Health Section****Fargo Office**, 2301 8th Ave. N., Fargo, ND 58102, (701) 476-4121, Fax (701) 241-8109**Towner Office**, 314 Main St. S. #2, Towner, ND 58788, (701) 537-2043, Fax (701) 537-2044**Environmental Hot Line** 1-800-755-1625**Environmental Training Center** 2639 E. Main Ave., Bismarck, ND 58501, (701) 328-6628, Fax (701) 328-6206**Approvals of Anhydrous Ammonia Facilities - State Ag Dept.** (701) 328-2231**Emergency Response Spills - State Radio** 1-800-472-2121 (in-state) or (701) 328-9921 (out-of-state)**Oil Field Related Spills - Oil & Gas Division** (701) 328-8020**Petroleum Tank Relief Compensation Fund (PTRCF) - Jeff Bitz-ND Insurance Dept.** (701) 328-9600**SARA Title III - Department of Emergency Services** Fraire Barracks, P.O. Box 5511, Bismarck, ND 58506-5511, (701) 328-8100

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November 13, 2012

Ms. Donna Bye  
City Planner  
PO Box 5006  
Minot, ND 58702

RE: City of Minot - EPA Brownfield Grant Applications Letter of Support

Dear Ms. Bye:

The Minot Housing Authority (MHA) administers the Housing Choice Voucher Program (formerly Section -8 Housing Program) and Public Housing in Ward County. The Housing Choice Voucher Program and Public Housing Program are regulated by the Department of Housing and Urban Development (HUD). MHA owns and operates 221 apartments in Milton Young Towers and 40 family sites scattered throughout Minot. High priority for Public Housing is given to elderly and persons with disabilities. MHA also provides resources and referral information to those receiving housing assistance.

Housing is a significant problem in Minot. The flood in 2011 destroyed much of Minot's housing gains over the last several years and turned an acute housing shortage into a crisis. Downtown revitalization was identified in the Minot CDBG Action Plan as an essential element for growth and sustained development. Following the flood in 2011, this became even more essential as the downtown area suffered extensive damages receiving the brunt of the flood's impact. As important as it is to provide safe and affordable housing outside the impacted flood area, the City of Minot must also revitalize its damaged downtown area to avert blight in the future.

We strongly support efforts for the assessment of any hazardous substances, including but not limited to petroleum, and also the associated planning for the redevelopment of these areas. It is critical for the City of Minot as a whole to assess and plan for the redevelopment of the "heart of our community", the downtown and along the Souris River. If a grant is awarded, the MHA will provide a member to serve on the Brownfield Advisory Committee. We look forward to a collaborative effort to spur development in a safe and environmentally friendly manner.

Sincerely,

Tom Pearson  
Executive Director of Minot Housing Authority



Minot Area  
Chamber of Commerce

1020 20th Avenue SW  
PO Box 940  
Minot, North Dakota 58702-0940

Telephone: 701.852.6000  
Facsimile: 701.838.2488  
e-mail: [chamber@minotchamber.org](mailto:chamber@minotchamber.org)  
www site: [minotchamber.org](http://minotchamber.org)

November 1, 2012

Ms. Donna Bye  
City Planner  
City of Minot Planning Department  
1025 31st St SE  
Minot, ND 58701-5253

Dear Ms. Bye:

The Minot Area Chamber of Commerce supports efforts by the City of Minot to obtain funding from the U.S. EPA for community wide grants for assessment of hazardous substance and petroleum Brownfields. Since 1923, the Minot Area Chamber of Commerce has been supporting area businesses, promoting community development and participating in strategic alliances in both tourism and economic development. It is our belief that redevelopment and cleanup of Brownfields in the City of Minot is a crucial step in attracting new business and residents to our community.

If the U.S. EPA selects the City for one or more grants, the Chamber is prepared to assist the City by communicating grant information through our monthly newsletter and website. In addition, if requested, the Chamber will identify one or more individuals to participate in the Brownfield Advisory Committee.

We look forward to embracing these opportunities and collaborating with the City on projects generated by these grants.

Respectfully,



L. John MacMartin, CCE  
President  
Minot Area Chamber of Commerce



October 30, 2012

Ms. Donna Bye  
City Planner  
City of Minot  
1025 31<sup>st</sup> Ave SE  
Minot, ND 58701

RE: Letter of support for the City of Minot's application to use the US EPA for Brownfield Assessment and Planning Grants

Dear Ms. Bye,

The Minot Convention and Visitors Bureau is writing this letter in support of the application of the City of Minot to obtain funding from the US EPA in pursuit of Brownfield grants.

The CVB supports local business development and tourism awareness in the City of Minot and the surrounding area, and recognizes that redevelopment of Brownfields sites and dealing with their environmental legacy of our community.

The CVB is committed to partnering with the City of Minot and Ward County to help achieve the successful implementation of the grant(s). The Bureau will provide a representative to serve on the Brownfields advisory committee as well as provide planning and other support as it may help facilitate redevelopment and reuse of any sites targeted for assessment in Minot. In addition we will assist with the communication of information pertaining to the grant to the residents, businesses, community leaders, and other stakeholders in the Minot area.

We believe that the redevelopment of the Brownfields properties is important to continuing with the revitalization activities in the community. We believe that an award by EPA of funding to the City of Minot will be a valuable tool for helping our community to recover and rebuild from the devastating effects of the flooding from 2011.

Sincerely,

A handwritten signature in black ink that reads "Wendy A. Howe".

Wendy Howe  
Executive Director

Minot Convention & Visitors Bureau  
1020 South Broadway Minot, ND 58701  
1.800.264.2626 or 701.857.8206  
[www.visitminot.org](http://www.visitminot.org)





**Minot State  
UNIVERSITY**

Office of the President

November 6, 2012

Ms. Donna Bye  
City Planner  
PO Box 5006  
Minot, ND 58702

Dear Ms. Bye:

Minot State University supports efforts by the City of Minot to obtain funding through the United States EPA for community wide grants assessment and planning grants. We support the local business development and awareness in the City and recognize that redevelopment of brownfields sites and dealing with their environmental legacy of contamination is an important issue for maintaining the economic vitality of our community.

As an educational institution, we see many benefits in providing opportunities that educate the community on environmental risks and the direct health benefits of addressing contaminated sites. We are working to offer a Bachelor of Arts Degree in Studies in Community and Environment (SCE). The purpose of SCE is to provide an interdisciplinary approach to the study of human interactions and present students with the opportunity to gain knowledge of and sensitivity to the scientific, social, political, economic, aesthetic, and cultural aspects of the human-environment interaction. The ultimate purpose of our program will be to foster understanding of the causes for current environmental and community problems (including our personal roles in causing these problems), and to empower students to change their own behavior and take leadership roles in addressing community and environmental issues. For this reason, our program will include experiential learning projects involving students, faculty, and community members.

If the City is awarded the one or more grants, one or more of our staff will participate on the Brownfields Advisory Committee. We will also evaluate potential internships, student projects, and class activities related to brownfields through our SCE program.

Sincerely,

David Fuller  
President



1020 20<sup>th</sup> Ave. SW  
Minot, ND 58701  
Phone (701) 852-1075  
Fax (701) 857-8234  
E-mail: [madc@minotusa.com](mailto:madc@minotusa.com)  
Website: [www.minotusa.com](http://www.minotusa.com)

November 15, 2012

Ms. Donna Bye, City Planner  
City of Minot  
1025 31<sup>st</sup> St SE  
Minot, ND 58701-5253

RE: City of Minot's Application to US EPA for Brownfield Community-Wide Assessment & Planning Grants

Dear Ms. Bye:

This letter is written in support of the City of Minot's efforts to seek community-wide Brownfield assessment and planning funding through United States Environmental Protection Agency. The Minot Area Development Corporation (MADC), acting as the lead economic development agency serving the Minot area, is fully committed to partnering with agencies at the federal, state and local level to create a vibrant economy with enhanced opportunities for the business community and area residents. I have personally been involved with a Brownfield's project during my association with another economic development agency in Great Falls, MT prior to coming to MADC so I believe I can bring this experience to assisting in delivering a successful Minot Brownfield project.

MADC has prior experience delivering successful Minot projects that have received federal dollars through United States Economic Development Administration, United States Department of Housing and Urban Development. We believe that there are many locations in Minot that would fit within specific programming criteria for an EPA-Brownfield program and funding.

An overview of our commitment as related to securing Brownfield funding is as follows:

1. Assist the City of Minot in identifying a specific project location that is eligible for Brownfield program
2. Assist the City of Minot in development match funding associated with Brownfield project
3. Assist with the education of local leadership and public outreach
4. Serve on the Brownfield Advisory Committee to manage a specific Brownfield project

We look forward to a favorable outcome of this process that will allow for site redevelopment and revitalization in Minot ND.

Respectfully,

A handwritten signature in black ink, appearing to read "Jerry Chavez".

Jerry Chavez, President  
Minot Area Development Corporation



November 8, 2012

Ms. Donna Bye, City Planner  
PO Box 5006  
Minot, ND 58702

Dear Ms. Bye:

Dakota College at Bottineau is a two-year public community college located in Bottineau, North Dakota, which is approximately 80 miles northeast of Minot. It is an affiliate campus of Minot State University. Dakota College and Minot State have been cooperating since 1996 to bring quality education programming to north central North Dakota.

We offer an Environmental Technology program, which has two fields of study, 1) laboratory and field technician and 2) a natural resource management. The laboratory and field technician program prepares students to perform tasks associated with laboratory and field testing of water, soil, and air to determine concentrations and sources of contaminants. These Students are trained to collect samples for testing or be involved in abating, controlling, or remediation of sources of environmental pollution. The natural resource management program prepares students to perform tasks associated with managing, improving and protecting natural resources for economic &/or recreational purposes. Graduates of this program may assist in data collection and inventories of natural resources, providing recommendations, developing and implementing natural resource management plans.

The current state of North Dakota could provide an excellent living environmental laboratory for my students and careers for them long into the future. We strongly support the City of Minot's applications to the US EPA for Brownfield Assessment and Planning Grants. It is our hope that if grants were obtained, an internship program could be developed for some of our students to assist with the actual assessments and planning. Our laboratory and technician program almost perfectly aligns with the activities associated with an assessment grant and our natural resource management program almost perfectly aligns with the activities associated with a planning grant. What a great opportunity for our students to obtain on-the-job training and to make them stronger and more ready to enter the workforce!

Please let us know if there is any additional ways we may be of support! The educational opportunities associated with these grants would be phenomenal to the success of our programs and so we'd like to offer our support any way we can!

Sincerely,

Angela Bartholomay  
Environmental Technology Advisor  
Dakota College @ Bottineau  
701-228-5471

**DAKOTA COLLEGE AT BOTTINEAU**

105 SIMRALL BOULEVARD · BOTTINEAU, ND 58318-1198 · 701-228-5400 · [WWW.DAKOTACOLLEGE.EDU](http://WWW.DAKOTACOLLEGE.EDU)

# BURDICK JOB CORPS CENTER

1500 University Ave. W.  
Minot, ND 58703



Phone (701) 857-9600  
Fax (701) 838-9979

November 7, 2012

Ms. Donna Bye  
City Planner  
City of Minot Planning Department  
1025 31<sup>st</sup> St SE  
Minot, ND 58701-5253

RE: City of Minot's EPA Application for Brownfield Assessment and Planning Grants

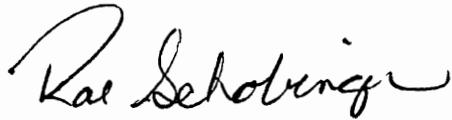
Dear Ms. Bye:

Job-Corps is a no-cost education and career technical training program administered by the U.S. Department of Labor that helps young people ages 16 through 24 improve the quality of their lives through career technical and academic training. The Job Corps program is authorized by Title I-C of the Workforce Investment Act of 1998. The Quentin N. Burdick Job Corps Center opened in 1994 and is located on the former site of the John Moses Air Force Hospital in Minot, North Dakota.

We fully support the City of Minot's EPA Brownfield Application for Assessment and Planning Grants. If the City were to be awarded the Grant(s), this would be a great opportunity for us to develop an environmentally focused Job Corps Work Based Learning opportunity with Dakota College and Minot State University both located here in Minot. Dakota College has a Natural Resources/Environmental Technology 2- year academic program and Minot State University has a Bachelor of Arts Degree in Studies in Community and Environments that would both fit perfectly with some of the elements of the work associated with the Brownfield grant program. You will see on our website that we have highlighted: "Job Corps is taking steps to help protect our environment and connect students with business and their surrounding communities through green training." We currently have listed green training in advanced manufacturing, automotive, and construction industry areas. Training on environmental brownfield sites would be a perfect fit for our core goals.

We look forward to the possibility of working with young students to help develop their job experience in such an exciting and important field of work. Please let us know if there is any other way we may be of assistance.

Sincerely,

A handwritten signature in cursive script, reading "Rae Schobinger". The signature is written in black ink and is positioned above the printed name and title.

Rae Schobinger  
Center Director  
Burdick Job Corps Center

Cc: Lyn Pinnick, VP of Operations, MINACT, Inc.

Attachment E: Leveraging Documentation



## **United States Senator John Hoeven for North Dakota**

### **News Releases**

MINOT, N.D. – Senator John Hoeven today said Minot's \$18 million grant request to the Economic Development Administration's (EDA) for the city's Imagine Downtown reconstruction project has been approved by the agency's Investment Review Committee. The senator said there is additional work to do before the grant is awarded, but the funds have now been set aside for Minot and represent a big part of the ambitious Imagine Downtown project.

The \$140 million Imagine Downtown project is a complex of business and residential renewal projects that will help restore the city's downtown following last year's severe flooding. The \$18 million, which is from 2012 EDA disaster recovery funding, will improve and expand Minot's downtown infrastructure in support of the city's larger reconstruction effort. The grant will be combined with approximately \$4.5 million in city match, for a total of \$22.8 million. Half of the Imagine Downtown project will consist of low and moderate income housing.

In particular, the EDA grant will help to fund the replacement of destroyed or damaged public downtown infrastructure, including streets, curbs, storm sewers, water mains, street lights traffic lights and other projects, as well as create new infrastructure to support current and active redevelopment projects within the project area.

The city is also seeking approval for \$5.3 million in Community Development Block Grant disaster recovery funding from the Department of Housing and Urban Development (HUD) to construct two downtown parking facilities for the complex. The balance of funding for the Imagine Downtown project will come from approximately \$110 million in private equity.

"Imagine Downtown is an ambitious effort that will reinvigorate downtown Minot, and this funding is a key part of the project," Hoeven said. "It will enable Minot to continue to grow and build a bigger, brighter and stronger city than ever before for the future."

Approximate Imagine Downtown project funding includes:

EDA \$18 million

City \$4.5 million

HUD (CDBG) \$5.3 million

Magic Fund \$3.0

Private Equity \$110 million

TOTAL: \$140.8

### **Virgil Workman Village**

As the downtown project advances, a second area of residential development, the Virgil Workman Village, is also moving forward. The senator and city officials have been working with a private developer who has agreed to keep the trailers on the Virgil Workman site. Hoeven and city officials visited the village later in the day to advance the plan to transition to a private-sector residential housing development.

Built during the height of last year's flooding, the park has served as a temporary housing site for FEMA trailers. Because of the urgency of the disaster and the need to get flood victims settled in housing, the Army Corps of Engineers did not build the infrastructure to city specifications.

Hoeven has been working with the Corps to fix the infrastructure problems so that the temporary FEMA trailers could be sold or donated to victims for permanent housing. The senator today said that the Corps has agreed to upgrade the sewer infrastructure at the site to city specifications to help with the transition.

On hand for the meeting were: Mayor Curt Zimbelman, City Manager David Waand, City Finance Director Cindy Hemphill, Public Works Director Dan Jonasson, City Engineer Lance Meyer and Jason Zimmerman and Lyndsay Ulrickson, both from Souris River Basin Planning.

Permalink: <http://hoeven.senate.gov/public/index.cfm/2012/11/hoeven-18-million-in-disaster-recovery-grant-request-for-minot-s-downtown-reconstruction-project-approved-by-eda-investment-review-committee>

Washington D.C.  
120 Russell Senate Office  
Bldg.  
Washington DC, 20510  
Phone: 202-224-2551 ☎  
Fax: 202-224-7999 ☎

Bismarck, ND  
US Federal Building  
220 East Rosser Avenue  
Room 312  
Bismarck, ND 58501

Fargo, ND  
1802 32nd Avenue South  
Room B  
Fargo, ND 58103  
Phone: 701-239-5389 ☎  
Fax: 701-239-5112 ☎

Email the Senator

Phone: 701-250-4618

Fax: 701-250-4484

Grand Forks, ND

Federal Building

102 North Fourth Street

Room 108

Grand Forks, ND 58203

Phone: 701-746-8972

Minot, ND

315 Main Street, South

Room 204

Minot, ND 58701

Phone: (701) 838-1361

Attachment F: Other Factors Check-list

### Other Factors Checklist

Name of Applicant: City of Minot, North Dakota

Please identify with an *X* any of the items below which may apply to your proposed BF AWP project area as described in your proposal. EPA may verify these disclosures and supporting information prior to selection and may consider this information during the evaluation process. Attach documentation to your proposal as applicable; otherwise, this information may not be considered in the grant selection process.

- ☐ Applicant's proposed BF AWP project is in an urban area, where the population of the overall community is 100,000 or more
- ☐ Applicant's proposed BF AWP project is in a rural area, where the population of the overall community is 20,000 or less and is not located in a Metropolitan Statistical Area
- ☐ Applicant is, or applicant will assist, a federally recognized Indian Tribe or an entity from a United States Territory
- ☐ Applicant proposes to serve an area designated as a federal, state or local Empowerment Zone or Renewal Community. To be considered, **applicant must attach documentation** which demonstrates this current designation.
- ☒ Applicant's proposed BF AWP project area has been affected by recent (2005 or later) natural disaster(s). To be considered, **applicant must identify here** the timeframe and type of natural disaster(s) that occurred: 2011 flood of the Souris River.
- ☒ Applicant's proposed BF AWP project area contains recent (2007 or later) industry plant closures or other significant economic disruptions. To be considered, **applicant must identify here** the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption within the BF AWP project area: Severe economic disruptions related to the 2011 flood of the Souris River.
- ☐ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the BF AWP project area, and can demonstrate that funding from a PSC grant has or will benefit the BF AWP project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.

THE WHITE HOUSE  
WASHINGTON

May 10, 2011

The Honorable Jack Dalrymple  
Governor of North Dakota  
Bismarck, North Dakota 58505

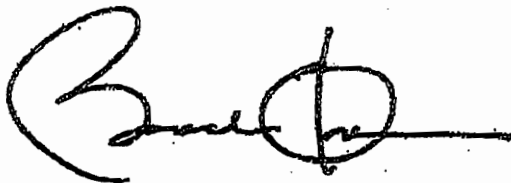
Dear Governor Dalrymple:

I have declared a major disaster under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121 *et seq.* (the "Stafford Act"), for the State of North Dakota due to damage resulting from flooding beginning on February 14, 2011, and continuing. I have authorized Federal relief and recovery assistance in the affected area.

Public Assistance and Hazard Mitigation will be provided. Consistent with the requirement that Federal assistance is supplemental, any Federal funds provided under the Stafford Act for Public Assistance and Hazard Mitigation will be limited to 75 percent of the total eligible costs in the designated areas.

The Department of Homeland Security, Federal Emergency Management Agency (FEMA), will coordinate Federal assistance efforts and designate specific areas eligible for such assistance. The Federal Coordinating Officer will be Mr. Willie G. Nunn of FEMA. He will consult with you and assist in the execution of the FEMA-State Agreement for disaster assistance governing the expenditure of Federal funds.

Sincerely,

A handwritten signature in black ink, appearing to be "Barack Obama", with a large, stylized initial "B" and a circular flourish at the end.



Attachment G: Application for Federal Assistance (SF-424)

**Application for Federal Assistance SF-424**

**\*1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\*2. Type of Application:**

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\*Other (Specify):  
\_\_\_\_\_

**\*3. Date Received:**

Completed by Grants.gov upon submission

**4. Applicant Identifier:**

5a. Federal Entity Identifier:

\*5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\*a. Legal Name: City of Minot

\*b. Employer/Taxpayer Identification Number (EIN/TIN):

45-6002126

\*c. Organizational DUNS:

07-649-8799

**d. Address:**

\*Street 1: 1025 31st St SE

Street 2:

\*City: Minot

County/Parish:

\*State: ND

Province:

\*Country:

\*Zip / Postal Code: 58702

**e. Organizational Unit:**

Department Name:

Planning

Division Name:

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix: Ms.

\*First Name: Donna

Middle Name:

\*Last Name: Bye

Suffix:

Title: City Planner

Organizational Affiliation:

City of Minot

\*Telephone Number: 701-857-4100

Fax Number: 701-857-4130

\*Email: donna.bye@minotnd.org

**Application for Federal Assistance SF-424**

**9. Type of Applicant 1: Select Applicant Type:**

City or township government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\*Other (Specify)

**\*10 Name of Federal Agency:**

Environmental Protection Agency

**11. Catalog of Federal Domestic Assistance Number:**

66.814

CFDA Title:

Brownfields Training, Research, and Technical Assistance Grants and Cooperative Agreements

**\*12 Funding Opportunity Number:**

EPA-OSWER-OBLR-12-06

\*Title:

EPA Brownfield Area-Wide Planning Grant

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

**\*15. Descriptive Title of Applicant's Project:**

"Imagine Minot" Gateway - The project planning corridor encompasses 201 total acres of property along the Burdick Expressway from 3rd St. SE to 20th St. SE with approximately 1 block in each direction along with extending to the north along 3rd St NE to the Souris River and an existing active railroad corridor.

Attach supporting documents as specified in agency instructions.

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\*a. Applicant: Congressional District 00\*b. Program/Project: Same

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**\*a. Start Date: 05-01-2013\*b. End Date: 04-30-2015**18. Estimated Funding (\$):**

*a. Federal	<u>200,000</u>
*b. Applicant	<u>4,500,000</u>
*c. State	<u>4,000,000</u>
*d. Local	<u>3,000,000</u>
*e. Other	
*f. Program Income	
*g. TOTAL	<u>11,700,000</u>

Minot Area Growth by Investment and Cooperation Fund

**\*19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

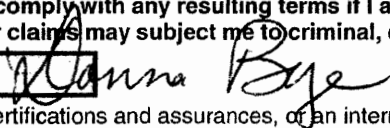
- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on \_\_\_\_\_
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- X c. Program is not covered by E.O. 12372.

**\*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach.

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)**

X \*\* I AGREE



\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**Prefix: Ms.\*First Name: Donna

Middle Name: \_\_\_\_\_

\*Last Name: Bye

Suffix: \_\_\_\_\_

\*Title: City Planner\*Telephone Number: 701-857-4100

Fax Number: 701-857-4130

\* Email: donna.bye@minotnd.org

\*Signature of Authorized Representative:

Completed by Grants.gov upon submission

\*Date Signed:

Completed by Grants.gov upon submission